



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, June 15, 2022 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, June 15, 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

COMMISSIONERS ABSENT: Mary Beach McGuire

OTHERS ATTENDING: Steve Killen, Director of Development Services
Terri Johnson, Interim City Secretary

CALL TO ORDER

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

MINUTES

1. Consider Approval of Minutes - 05/18/2022

MOTION by Brian Lesley, second by Bruce Delater to approve the minutes for March 16, 2022.
MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: RZ2022-010 & RP2022-004

Applicant Scott Allen, representing Stephenville Rentals LLC, is requesting a rezone with simultaneous replatting of property located at 660 Donna Ave, Parcel R32539, being Block 1, Lot 4 of the Millican & Ott Addition to the City of Stephenville, Erath County, Texas, from Single Family Residential District-6,000 (R-1.5) to Integrated Housing District (R-2.5).

Steve Killen, Development Services Director, briefed the Commission on the case. Mr. Killen stated that Mr. Allen is requesting a rezone to R2.5 to construct two duplex style homes on the existing lot. If the rezone is approved, the parcel will be replatted dividing the parcel into two lots, one having frontage on Donna and the other having frontage on Race. Both lots will meet the minimum dimensions of 50'x60' and will be similar to other properties in the area regarding lot size. Mr. Killen stated that the intended use conforms to the future land use plan and answered questions from Commission members.

Mr. Allen briefly addressed the Commission.

Chairperson LaTouche opened the public hearing at 5:39 PM. There was no one to speak on this request and she closed the public hearing at 5:39 PM.

MOTION by Bruce Delater, second by Nick Robinson to recommend approval to the City Council for the requested rezone with simultaneous replatting of property located at 660 Donna Avenue, Parcel R32539, being Block 1, Lot 4 of the Millican & Ott Addition to the City of Stephenville, Erath County, Texas, from Single Family Residential District-6,000 (R1.5) to Integrated Housing District (R2.5). MOTION CARRIED by unanimous vote.

3. Case No.: PD2022-003

Applicant Scott Allen, representing Stephenville Rentals LLC, is requesting a rezone of property located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas, from Downtown (DT) to Planned Development (PD).

Steve Killen, Development Services Director, briefed the Commission on this case. He reported that a conceptual plan for the proposed Planned Development District was presented at the May 18, 2022 meeting. The applicant is now requesting approval of the rezone and development plan.

The Chairperson opened the public hearing at 5:42 PM. No one spoke on behalf of this request and the public hearing was closed at 5:42 PM.

MOTION by Bruce Delater, second by Nick Robinson to recommend approval to the City Council for the rezone of property located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas, from (DT) Downtown to (PD) Planned Development. MOTION CARRIED by unanimous vote.

4. Case No.: PD2022-003

Applicant Scott Allen, representing Stephenville Rentals LLC, is requesting a rezone of property located at 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition to the City of Stephenville, Erath County, Texas, from (DT) Downtown to (PD) Planned Development.

Steve Killen, Development Services Director, briefed the Council on this request. He stated that Mr. Allen presented the conceptual plan for the proposed Planned Development project at the May 18, 2022 P&Z Commission meeting. The applicant is now requesting approval of the rezone and development plan.

Mr. Allen answered questions from the Commission.

The public hearing was opened at 5:44 PM and with no one coming forward to speak on the request, the public hearing was closed at 5:44 PM.

MOTION by Nick Robinson, second by Bruce Delater to recommend approval to the City Council for the rezone of property located at 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition

to the City of Stephenville, Erath County, Texas, from (DT) Downtown to (PD) Planned Development. MOTION CARRIED by unanimous vote.

11. Case No.: PD2022-005

Applicant Tom Brooks, representing Covenant Legacy LLC, is requesting a rezone of property located at W FM8, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from Single Family Residential (R-1) to Planned Development (PD). The rezone is for 7.664 acres of the 29.751 acres.

Steve Killen, Development Services Director, reported that the conceptual plan for the proposed Planned Development District was presented at the May 18, 2022 P&Z Commission meeting. He told the Commission that emails had been received along with a petition signed by more than 20% of the property owners within 200' of the described property in opposition of the request. The applicant planned to build Senior housing on this site.

Developer Wade Bienski addressed the Commission on behalf of this request.

Chairperson LaTouche opened the public hearing at 5:56 PM and explained that each speaker would have three minutes to address the Commission. Because Mr. Kaiser was representing the large number of petitioners in opposition, she allowed him ten minutes to speak.

These individuals spoke in opposition to the request:

Kristy Allen	117 Blue Jay
Brenda Guise	713 Spring Meadow
Dave Guise	713 Spring Meadow
James H. Stephenson	135 Blue Jay
Mark Kaiser	111 Blue Jay

Joy Jones 1005 Prairie Wind spoke in favor of the request

The public hearing was closed at 6:15 PM.

MOTION by Brian Lesley to deny the request failed to receive a second. MOTION FAILED.

MOTION by Tom Hines, second by Nick Robinson to recommend approval to the City Council of the requested rezone of property located at W FM8, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from Single Family Residential (R-1) to Planned Development (PD) for 7.664 acres of the 29.751 acres. MOTION CARRIED with a 4-2 vote:

AYES: Bruce Delater, Lisa LaTouche, Nick Robinson, and Tom Hines.

NAYES: Justin Allison and Brian Lesley.

5. Case No.: RZ2022-011

Applicant Ronald Gale is requesting a rezone of property located at 935 College Farm Road, Parcel R40797, being Block 87, Lots 2 and 2A (PT OF 2)4 of the City Addition to the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to One and Two Family Residential (R-2).

Steve Killen, Development Services Director, briefed the Commission on this request. He stated that the Comprehensive Plan for future land use designates this property to be one and two family residential. The applicant intends to build an additional, duplex-style home for family use on the property.

Mr. Gale stated the planned to build a home for his daughter and one for his wife.

Chairperson LaTouche opened the public hearing at 6:32 PM. With no one speaking on this request, she closed the public hearing at 6:32 PM.

MOTION by Brian Lesley, second by Bruce Delater to recommend approval of the request to rezone property located at 935 College Farm Road, Parcel R40797, being Block 87, Lots 2 and 2A (PT of 2)4 of the City Addition to the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to One and Two Family Residential (R-2). MOTION CARRIED by unanimous vote.

6. Case No.: RZ2022-013

Applicant Marc Pace, representing Stephenville Rentals LLC, is requesting a rezone of property located at 200 Clark Lane, Parcel R29908, being Block 85, Lot 1 & 2A (PTS OF) of the City Addition to the City of Stephenville, Erath County, Texas, from Multifamily Residential District (R-3) to Integrated Housing District (R-2.5).

Steve Killen, Development Services Director reported that the future land use of this parcel is multifamily. The applicant is requesting the R-2.5 zoning to construct townhomes that will be individually platted. The project will be a lower density than of a multifamily. Staff recommends approval of the rezone and site plan as submitted. A final plat will be presented for approval once public improvements are installed and accepted.

Reece Flanagan of Dallas spoke on behalf of this request.

The public hearing was opened at 6:38 PM. No one spoke on this request and the public hearing was closed at 6:38 PM.

MOTION BY Nick Robinson, second by Tom Hines to recommend approval of this request to rezone property located at 200 Clark Lane, Parcel R29908, being Block 85, Lot 1 & 2A (PTS OF) of the City Addition to the City of Stephenville, Erath County, Texas from Multifamily Residential District (R-3) to Integrated Housing District (R-2.5). MOTION CARRIED unanimously.

7. Case No.: PD2022-007

Applicant Taylor Kanute, representing LK Capital Investments, LLC, is requesting a rezone of property located at 415 E. Tarleton, Parcel R29529, being Block 56, Lot 2, of City Addition to the City of Stephenville, Erath County, Texas, from Central Business District (B-3) to Planned Development (PD). The applicant will present a conceptual plan.

Steve Killen, Development Services Director, stated that this item was to review and make recommendations to the conceptual plan for five units. The applicant will return for the rezone to a Planned Development District and the approval of the development plan.

Taylor Kanute, applicant, answered questions from the Commission members.

No action was taken.

8. Case No.: RP2022-005

Applicant Kenneth Tuggle, representing Washington Street Baptist Church, is requesting a replat of properties located at 719-755 Washington Street, Parcel R30084 of City Addition, being Block 108, Lots 1, 3 & 4, Parcel R30169 of City Addition, being Block 125, Lot 1 of City Addition and Parcel R30176 of City Addition, being Block 125, Lots 2, 3, 3A, 4 & 6, of the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, stated that the applicant is requesting approval of a replat due to the recent sale of a portion of the property. The replat will result in the division of two lots into four lots.

Chairperson LaTouche opened the public hearing at 6:48 PM.

Joy Jones, 1005 Prairie Wind, asked if the Church and adjacent parking lot was going to remain and what the plans were for the remainder of the property.

Dell Burdick stated that the Church and adjacent parking lot will be remaining in place. He planned to renovate the church's parsonage into a business space.

The public hearing was closed at 6:50 PM.

MOTION by Nick Robinson, second by Tom Hines to approve the replat of properties located at 719-755 Washington Street, Parcel R30084 of City Addition, being Block 108, Lots 1, 3 & 4, Parcel R30169 of City Addition, being Block 125, Lot 1 of City Addition and Parcel R30176 of City Addition, being Block 125, Lots 2, 3, 3A, 4 & 6, of the City of Stephenville, Erath County, Texas. MOTION CARRIED by unanimous vote.

9. Case No.: SV2022-005

Applicant John Drennan is appealing a minor Subdivision Waiver from Section 155.6.11–Sidewalk Requirements, to be constructed at 1303 W. South Loop, Parcel R33800, being Block 35, Lot 39 of the South Side Addition to the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the Commission on this item. He reported that the applicant had submitted a minor waiver request. The request was reviewed and denied by staff. The applicant's application indicated that there is no sidewalk on Alexander to connect to, no sidewalk on either side of the street and that the property to the north did not install sidewalk.

John Drennan, applicant, 785 West Hidden Creek, Burleson, Texas spoke on behalf of his request for a waiver.

The public hearing was opened at 6:56 PM and with no speaking on the request, the public hearing was closed at 6:56 PM.

MOTION was made by Brian Lesley, second by Tom Hines to deny appeal of the requested waiver. The MOTION was AMENDED by motion of Bruce Delater, second by Justin Allison to deny appeal of the waiver for Alexander and approve the appeal for the South Loop. The AMENDED MOTION FAILED with a VOTE of 4-2:

AYES: Bruce Delater and Justin Allison

NAYES: Lisa LaTouche, Brian Lesley, Nick Robinson, and Tom Hines.

The vote on the MAIN MOTION to deny appeal of the waiver failed. A 2/3 vote was required for motion to pass.

AYES: Lisa LaTouche, Brian Lesly, and Tom Hines

NAYES: Bruce Delater, Justin Allison, and Nick Robinson.

The minor Subdivision Waiver from Section 155.6.11-Sidewalk Requirements, to be constructed at 1303 W. South Loop, Parcel R33800, being Block 35, Lot 39 of the South Side Addition to the City of Stephenville, Erath County, Texas was denied.

10. Case No.: SV2022-006

Applicant John Drennan is requesting a minor Subdivision Waiver from Section 155.6.04–Curb and Gutter Requirements, to be constructed at 1303 W. South Loop, Parcel R33800, being Block 35, Lot 39 of the South Side Addition to the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, reported that the applicant is requesting a waiver to the curb and gutter requirements for the South Loop frontage of the property which is TxDOT controlled Right-of-Way. Curb and gutter exist on the Alexander Road frontage which is city-controlled Right-of-Way.

Mr. Drennan had nothing to add to the request.

Chairperson LaTouche opened the public hearing at 7:04 PM and no one was present to address the item.

The public hearing was closed at 7:05 PM.

MOTION by Brian Lesley, second by Bruce Delater to approve a minor Subdivision Waiver from Section 155.6.04-Curb and Gutter Requirements, to be constructed at 1303 W. South Loop, Parcel R33800, being Block 35, Lot 39 of the South Side Addition to the City of Stephenville, Erath County, Texas. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 7:08 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Terri Johnson, Interim City Secretary