

# Stephenville Planning & Zoning Commission



Wednesday, October 21, 2020

# Case No.: SV2020009

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 this variance

1. Headed East from 3130 W. Washington, the nearest sidewalk on W. Washington is 1.5 miles away, located in front of Saint-Gobain Abrasives.
  - a. The next closest sidewalk is located at Tarleton State University
2. Headed West from 3130 W. Washington, there is no sidewalk on W. Washington

# Reasons for requesting this variance cont'd

There have been 4 new construction developments on W. Washington, west of NW loop since Mike's Westside Rental opened at its current location - 3030 NW Loop. None of these 4 projects have a sidewalk.

- Captain D's
- Burger King
- Saddle Rags Western Store
- Hunter Collision

# Saddle Rags facing East



# Saddle Rags facing West



# Hunter Collision facing East



# Reasons for requesting this variance cont'd

## Unfavorable Site Conditions at 3130 W. Washington

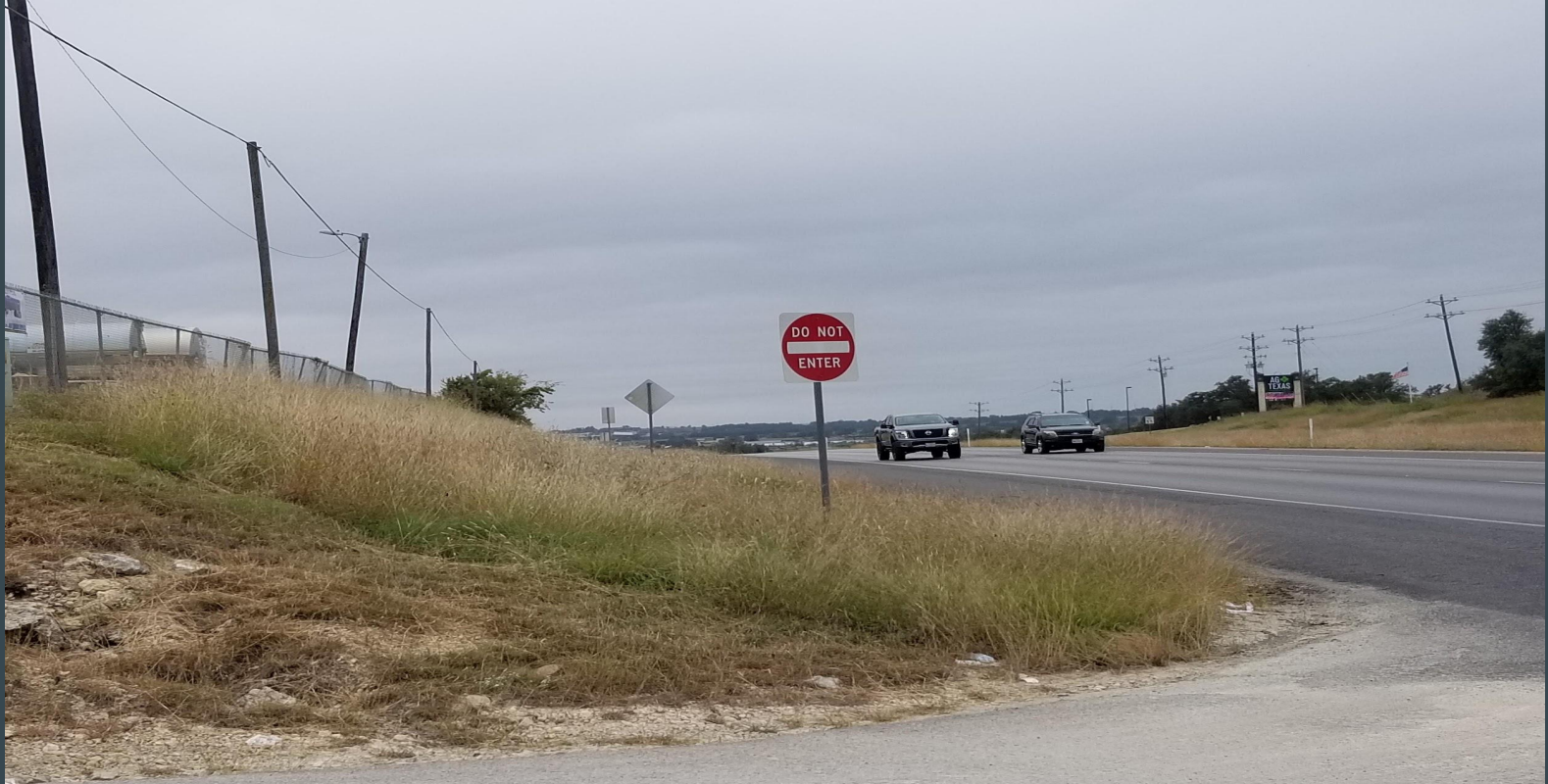
- Steep incline on easement
- Bar ditch drainage
- Fiber optic & sewer utilities



# 3130 W Washington - Unfavorable Site Conditions



# 3130 W. Washington - Neighbors with no sidewalks



# Conclusion

GKS Real Estate Investments, LLC respectfully requests the Planning & Zoning Commission grant our sidewalk variance request based on the following:

1. Sidewalks are not present in this area for both older, established developments as well as recently constructed developments.
2. Site conditions are extremely unfavorable thus producing several expensive mitigations needed before a sidewalk 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.