



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, July 20, 2022 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, July 20, 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
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 – 06/15/2022

MOTION by Bruce Delater, second by Nick Robinson to approve the minutes for June 15, 2022.
MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. 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).

Steve Killen, Development Services Director, briefed the Commission on the case. Mr. Killen reported that a conceptual plan for the proposed Planned Development District was presented at the June 15, 2022, meeting. The applicant is now requesting approval of the rezone and development plan.

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

3. Case No.: RZ2022-014

Applicant Austin Tulllos, representing Tullivan Properties, LLC, is requesting a rezone of property 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).

Steve Killen, Development Services Director, briefed the Commission on this case. He reported that the future land use for this parcel is single family. However, the applicant is requesting R-2.5 zoning to construct a five-unit townhome whereby the units will be individually platted. He informed the commission that each unit would be four bedrooms. The preliminary site plan has been reviewed by staff and notable comments are as follows:

1. Lot sizes are shown to be 24x40. Minimum dimension requirements are 30'x100'.
2. The setback on Oak Street is approximately one foot less than the required 15' for a corner lot.
3. Adequate "common" parking is provided; however, the units do not have dedicated parking.

Mr. Killen concluded his brief with stating that a final plat will be presented for approval once public improvements are installed and accepted. Staff recommends approval of the rezone.

Mr. Tulllos briefly addressed the Commission.

Chairperson LaTouche opened the public hearing at 5:49 PM.

No one spoke in favor of this request; however, the following citizens spoke against the request:

Michael Phillips - 1011 Oak

Lisa Alderfer - 1061 W Oak

Tom and Debbie Lascak – 1075 W Oak

Dana Hornbeck – 1051 W Elm

Steve Killen informed the Commission that he received two letters of opposition as well.

The public hearing was closed at 6:05 PM.

MOTION by Tom Hines, second by Brian Lesley to recommend denial as stated in the agenda to the City Council for the 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). MOTION FAILED with a 1-5 vote:

AYES: Tom Hines

NAYES: Bruce Delater, Justin Allison, Lisa LaTouche, Brian Lesley, and Nick Robinson

4. Case No.: RP2022-006

Applicant Kyle Moore is requesting a replat of the properties located at 2220 W Washington & 2223 W South Loop, Parcel R30368 and Parcel R30369, being BLOCK 140, LOT 1A & BLOCK 140 & 145; LOT 1A-S, of the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the Commission on this request. He stated that These parcels were recently rezoned. The applicant is now requesting to replat the properties into one parcel to allow for future development. Mr. Killen concluded that staff recommends approval of the replat and if approved by the Commission, no further action will be necessary for recordation.

The public hearing was opened at 6:19 PM and with no one coming forward to speak on the request, the public hearing was closed at 6:19 PM.

MOTION by Bruce Delater, second by Brian Lesley to recommend approval of a replat of the properties located at 2220 W Washington & 2223 W South Loop, Parcel R30368 and Parcel R30369, being BLOCK 140, LOT 1A & BLOCK 140 & 145: LOT 1A-S, of the City of Stephenville, Erath County, Texas.

MOTION CARRIED by unanimous vote.

5. Case No.: FP2022-003

Applicant Houston Clark, representing Stephenville WF, LLC, is requesting approval of a final plat of the property located at 1350 HWY 281, Parcel R77375, of A0804 WILLIAMS M R; of the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the Commission on this request. He stated that the applicant had submitted a Final Plat that has been reviewed by staff. He is requesting that the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items:

1. All public improvements must be completed and accepted through the submission of an Engineers' Letter of Certification of Completed Record Drawings – 155.5.06.D
2. A two-year maintenance bond for public improvements must be provided.
3. Tax Certificates must be obtained for Recordation with the County. 115.04.06.H.4.e

Mr. Killen concluded with the statement that upon completion, the Final Plat will be submitted to the County for recordation purposes.

Chairperson LaTouche opened the public hearing at 6:23 PM. With no one speaking on this request, she closed the public hearing at 6:23 PM.

MOTION by Tom Hines, second by Brian Lesley to recommend approval of the final plat with conditions for the property located at 1350 HWY 281, Parcel R77375, of A0804 WILLIAMS M R; of the City of Stephenville, Erath County, Texas. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 6:23 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Tina Cox, Commission Secretary