

STAFF REPORT



SUBJECT: Case No.: PP2022-001

Applicant Gregory Hopcus, representing Emanuel Glockzin with Retirement Living for Seniors, LTD, is requesting approval of a preliminary plat of property located at 0 W Lingleville Rd, Parcel R77868, 7.664 Acres of A0520 Menefee Jarrett, of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

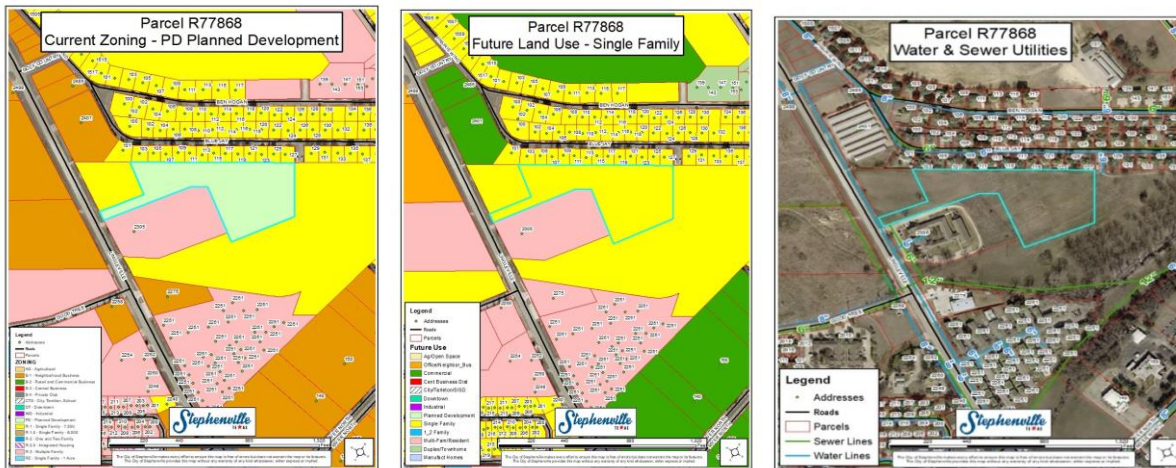
STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

A Planned Development District rezone was approved by City Council on June 28, 2022. The applicant is now requesting approval of a preliminary plat of the property.

BACKGROUND:

PROPERTY PROFILE:



Staff Plat Review Comments:

Staff recommends conditional approval of the Preliminary Plat upon completion of the following:

1. Approval of the Applicant's driveway application submitted to TxDOT.
2. The Applicant shall furnish a current title commitment issued by a title insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the Preliminary Plat.
3. Provide for a 30-foot setback on the West side of the property as stated during presentation of the Planned Development. Include a plat note that screening will be provided in the setback area consisting of landscaping and fencing.

4. Provide a 20-foot public access/utility easement for the 8" water line being proposed through the site, which will provide a loop from the existing 12" water line along Lingleville Rd to the existing 6" water line along Vantage Dr.
5. Clarify if detention is proposed within the extents of the proposed 100' PUE, or if there is another purpose for this easement. Include a plat note clarifying the property owner is responsible for maintenance of the property and private infrastructure within this easement and that the proposed sewer and storm lines within the development and this easement will be privately maintained.
6. Identify Lingleville Hwy as a 120 ROW. Adjust the proposed site visibility easement (SVEs) at Lingleville Rd to account for future roadway conditions as widening of the roadway pavement would extend the 20x20 SVE further into the property.
7. Show the 25' utility easement at Lingleville to traverse the access drive.

FACTORS TO CONSIDER:

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel – is land large enough and in property location for proposed use?
- Reasonable Use of Property – does proposed change provide reasonable use of property?
- Zoning has great discretion – deny if applicant has not proven it is in the best interest of City to approve

ALTERNATIVES:

- 1) Approve the preliminary plat.
- 2) Approve the preliminary plat with conditions.
- 3) Disapprove the preliminary plat.