



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, December 15, 2021 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on December 15, 2021 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
Bruce Delater
Justin Allison
Nick Robinson
Cliff McCury
Mary Beach McGuire – Alternate

COMMISSIONERS ABSENT: Todd McEvoy
Tom Hines – Alternate

OTHERS ATTENDING: Steve Killen, Director of Development Services
Taylor Kanute, Applicant
Reece Flannigan, Applicant
Quazi Moumin, Applicant

CALL TO ORDER

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

Announcements from Director of Development Services: Steve Killen stated that per State and City code and ordinances, Plats are not required to go to City Council for final action.

MINUTES

1. Consider Approval of Minutes - November 17, 2021

MOTION by Mary Beach McGuire, second by Cliff McCury to approve the minutes for November 17, 2021. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: PP2021-005

Applicant Taylor Kanute of Bosque Clark, LLC, is requesting approval of a preliminary plat of property located at 110 Clark Lane, Parcel R63366, of CITY ADDITION, BLOCK 85, LOT 1 & 2A (PTS OF) of the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that the applicant has submitted a Preliminary Plat. The Plat has been reviewed by staff and staff is requesting the Planning and Zoning Commission grant a Conditional Approval of the Preliminary Plat pending completion of the 9 item list.

Taylor Kanute and Reece Flannigan were present to answer any questions.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or against the Preliminary Plat request.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Nick Robinson, to approve Case No. PP2021-005 with conditions noted by staff. MOTION CARRIED with a unanimous vote.

3. Case No.: PP2021-006

Applicant Reece Flanagan with Flanagan Land Solutions, representing Cowtown Properties, LLC, is requesting approval of a preliminary plat and Planning and Zoning Commission (P&Z) recommendation for Council approval of the development plan for property located at 525 Collins, Parcel R33237, of SHAPARD & COLLINS, BLOCK 6, LOT 1 & 2 & A0032 BLAIR JOHN of the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that the applicant has submitted a Preliminary Plat. The Plat has been reviewed by staff and staff is requesting the Planning and Zoning Commission grant a Conditional Approval of the Preliminary Plat pending completion of the 6 item list. The items shall be completed and a corrected with Final Plat submission.

Reece Flannigan was present to answer any questions.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or against the Preliminary Plat request.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Nick Robinson, to approve Case No. PP2021-006 with conditions noted by staff. MOTION CARRIED with a unanimous vote.

4. Case No.: PP2021-007

Applicant Taylor Kanute, representing Bosque Clark, LLC, is requesting approval of a preliminary plat of the properties located at 0 River North I, II, & III, Parcel 40037, of A0032 BLAIR JOHN of the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that the property has not been previously platted. Case number PP2021-007 and PP2021-008 are sister projects that comprise one development project. Drainage is under review and will be studied as part of the Final Plat process. Proposed plat is properly zoned. The Plat has been reviewed by staff and staff is requesting the Planning and Zoning Commission grant a Conditional Approval of the Preliminary Plat pending completion of the 14 item list.

Taylor Kanute was present to answer any questions.

Chairperson LaTouche opened the public hearing.

301 Midnight Shadow property owner, Owen Raspberry, was in favor of preliminary plat.

701 Prairie Wind Boulevard property owner, David Blagg, asked if Prairie Wind would be continued through new development and was concerned about future drainage. Steve Killen stated that TCEQ does not allow additional drainage onto adjacent properties.

101 Spring Bouquet Road resident, Mary Walls, asked if trees on her property located outside of fence line would be affected by construction. Steve Killen stated that a surveyor would verify property lines prior to construction activities.

105 Spring Bouquet Road property owner, Jerry Caldwell, asked for update on survey verification and pin location. Steve Killen stated that staff is still reviewing this issue and a professional survey will be honored. Jeremy Caldwell asked if alleys would be constructed between existing and proposed lots. Taylor Kanute stated that the new development would mimic current surrounding neighborhood. Jeremy Caldwell was also concerned about flooding.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Bruce Delater, to approve Case No. PP2021-007 with conditions noted by staff. MOTION CARRIED with a unanimous vote.

5. Case No.: PP2021-008

Applicant Taylor Kanute, representing Bosque Clark, LLC, is requesting approval of a preliminary plat of the properties located at Prairie Wind (OFF), Parcel R14960, of RIVER NORTH RANCHETTES, BLOCK 1, LOT 7 (W PT OF), Parcel R63113, of RIVER NORTH RANCHETTES, BLOCK 1, LOT 6 (W PT OF) ; Parcel R63105, of S5640 RIVER NORTH RANCHETTES, BLOCK 1, LOT 5 (W PT OF), Parcel R63099, of RIVER NORTH RANCHETTES, BLOCK 1, LOT 2, Parcel R63100, of RIVER NORTH RANCHETTES, BLOCK 1, LOT 3; and Parcel R63101, of RIVER NORTH RANCHETTES, BLOCK 1, LOT 4, all being of the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that Case number PP2021-007 and PP2021-008 are sister projects that comprise one development project. The Plat has been reviewed by staff and staff is requesting the Planning and Zoning Commission grant a Conditional Approval of the Preliminary Plat pending completion of the 14 item list.

Taylor Kanute was present to answer any questions.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or against the Preliminary Plat request.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Nick Robinson, to approve Case No. PP2021-008 with conditions noted by staff. MOTION CARRIED with a unanimous vote.

6. Case No.: RZ2021-019 & RP2021-008

Applicant Quazi Moumin is requesting a rezone of property located at 940 Harbin Drive, Parcel R30440 of CITY ADDITION, BLOCK 144, LOT 3, of the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (R-2.5) Integrated Housing with simultaneous replatting.

Steve Killen, Director of Development Services, briefed the commission on the case. The Plat has been reviewed by staff and staff is requesting the Planning and Zoning Commission grant an Approval of the

Replat pending approval of the rezone. Rezone does not meet current zone, however, R2.5 was created to allow for alternate development in R-1 in lieu of rezone to R-3.

Quazi Moumin was present to answer any questions.

Chairperson LaTouche opened the public hearing.

920 Lydia property owner Karen Carlton concerned about rezone affecting the character of the neighborhood and potential traffic increase.

970 Lydia property owner Brent Billings concerned about rezone affecting smaller lots will take away from his property value.

950 Lydia property owner Bill Loverton concerned this rezone will take away from his property value especially since existing 2 empty lots on street could become the same type of development.

2140 Crestridge property owner Todd McEvoy concerned about protecting property values and use caution regarding spot zoning.

925 Lydia property owner Seth Gregor concerned about rezone and potential for increased traffic on roadway.

960 Lydia property owner Darla Fint concerned about preserving the character of the neighborhood and potential for increased traffic on roadway.

970 Lydia property owner Lisa Billings concerned about preserving character of the neighborhood.

920 Lydia property owner Jim Carlton concerned about people parking in front on mailbox and mail not being delivered so concerned about potential for more traffic if rezoned.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Mary Beach McGuire, to deny Case No. RZ2021-019.

AYES: Mary Beach McGuire, Justin Allison, Cliff McCury, Brian Lesley

NOES: Bruce Delater, Lisa LaTouche, Nick Robinson

MOTION to Deny with a vote of 4/3.

The meeting was adjourned at 6:55 p.m.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Tina Cox, Commission Secretary