



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, March 16, 2022, at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, March 16, 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
Mary Beach McGuire
Nick Robinson
Tom Hines – Alternate

OTHERS ATTENDING: Steve Killen, Director of Development Services – via Zoom
Christina Moon, City Planner

CALL TO ORDER

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

MINUTES

- 1. Consider Approval of Minutes - January 19, 2022**
MOTION by Brian Lesley, second by Mary Beach McGuire to approve the minutes for January 19, 2022.
MOTION CARRIED by unanimous vote.

PUBLIC HEARING

- 2. Case No.: RZ2022-001**
Applicant D'Layna Denman is requesting a rezone of property located at 2220 W. Washington Street, Parcel R30368 of S2600 CITY ADDITION, Block 140, Lot 1A, of the City of Stephenville, Erath County, Texas, from Neighborhood Business (B-1) to Retail & Commercial Business (B-2).

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the applicant is requesting a rezone of the property in conjunction with adjacent property owner's request to rezone, **RZ2022-002**, to sell said properties to a commercial developer for new retail

development. The property is currently utilized as office space and the surrounding businesses are retail and commercial use.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or against.

Chairperson LaTouche closed the public hearing.

MOTION by Mary Beach McGuire, second by Brian Lesley, to approve Case No. RZ2022-001 and forward a positive recommendation to Council. MOTION CARRIED by unanimous vote.

3. Case No.: RZ2022-002

Applicant Donald and Mary Sparks are requesting a rezone of property located at 2223 W. Washington Street, Parcel R30369 of S2600 CITY ADDITION, Block 140 and 145, Lot 1A-S, of the City of Stephenville, Erath County, Texas, from Neighborhood Business (B-1) to Retail & Commercial Business (B-2).

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the applicant is requesting a rezone of the property in conjunction with adjacent property owner's request to rezone, **RZ2022-001**, to sell said properties to a commercial developer for new retail development. The property is currently utilized as office space and the surrounding businesses are retail and commercial use.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or against.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Mary Beach McGuire, to approve Case No. RZ2022-002 and forward a positive recommendation to Council. MOTION CARRIED by unanimous vote.

4. Case No.: RZ2022-003

Applicant Michael Weeks is requesting a rezone of property located at 1620 and 1680 W Swan Street, Parcel R33562 of SOUTH SIDE ADDITION, BLOCK 13, LOT 1, of the City of Stephenville, Erath County, Texas, from Industrial (I) to Multi-Family Residential District (R-3).

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that there are (2) two existing apartment buildings on the property with (8) eight units each for a total of 16 units. The property is currently a non-conforming Industrial zone that is grandfathered to allow the current apartment complex, Tuscan Ridge Apartments. Applicant is requesting to rezone the property to R-3 Multiple Family Residential district in order to add a new two-story building with (6) six units.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or against.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Nick Robinson, to approve Case No. RZ2022-003 and forward a positive recommendation to Council. MOTION CARRIED by unanimous vote.

5. Case No.: AS2022-002

Abandonment of Sloan Street from Harbin Drive to Saint Felix Street located in Block 40 of the Park Place Addition of the city of Stephenville.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Sloan Street from Harbin Drive to Saint Felix Street.

Chairperson LaTouche opened the public hearing.

Ola Faye Howard, 5441 S. US 377, came forward with a question regarding access.

Cicily Bacchus, 4195 CR 258, Dublin spoke against.

Councilmember Allen Nix, 113 Ben Hogan, came forward with additional information.

Chairperson LaTouche closed the public hearing.

MOTION by Tom Hines, second by Nick Robinson, to approve Case No. AS2022-002 and forward a positive recommendation to Council. MOTION CARRIED with a 5-2 vote.

AYES: Tom Hines, Lisa LaTouche, Mary Beach McGuire, Bruce Delater, Nick Robinson

NOES: Justin Allison, Brian Lesley

6. Case No.: AS2022-003

Abandonment of Tarleton Street from Harbin Drive to Saint Felix Street located in Block E-39 of Groesbeck & McClelland of the city of Stephenville.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Tarleton Street from Harbin Drive to Saint Felix Street.

Chairperson LaTouche opened the public hearing.

No came forward to speak in favor of.

Kyle Moore, 895 E South Loop, spoke via Zoom against abandonment.

Chairperson LaTouche closed the public hearing.

MOTION by Tom Hines, second by Brian Lesley, to approve Case No. AS2022-003 and forward a positive recommendation to Council. MOTION FAILED TO CARRY due to a 3-4 vote.

AYES: Tom Hines, Lisa LaTouche, Nick Robinson

NOES: Justin Allison, Brian Lesley, Mary Beach McGuire, Bruce Delater

7. Case No.: AS2022-004

Abandonment of Turner Street from Harbin Drive to Saint Felix Street located in Block F-39 of Groesbeck & McClelland of the city of Stephenville.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Turner Street from Harbin Drive to Saint Felix Street.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of.

David Kincannon, 506 CR 163, came forward to speak against.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Justin Allison, to deny Case No. AS2022-004 and forward a recommendation to deny to Council. MOTION CARRIED with a 4-3 vote.

AYES: Justin Allison, Brian Lesley, Mary Beach McGuire, Bruce Delater

NOES: Tom Hines, Lisa LaTouche, Nick Robinson

8. Case No.: AS2022-005

Abandonment of Saint Felix Street from Washington Street to Sloan Street located Block 37 of Park Place Addition, Block E-39 of Groesbeck & McClelland, Block F-39 of Groesbeck & McClelland, and Block A-30 of Groesbeck & McClelland of the city of Stephenville.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the City has previously abandoned streets near and through Tarleton State University when the University was acquiring private property in order to expand campus improvements. The University is currently in the process of buying private property along Saint Felix Street from W. Washington Street to Sloan Street.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of.

Cicily Bacchus, 4195 CR 258, Dublin spoke against.

Kyle Moore, 895 E South Loop, Stephenville, spoke via Zoom against abandonment.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Justin Allison, to deny Case No. AS2022-005 and forward a recommendation to deny to Council. MOTION CARRIED with a 4-3 vote.

AYES: Justin Allison, Brian Lesley, Mary Beach McGuire, Bruce Delater

NOES: Tom Hines, Lisa LaTouche, Nick Robinson

The meeting was adjourned at 5:45 p.m.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Steve Killen, Development Services Director

