



PLANNING AND ZONING COMMISSION MEETING

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

MINUTES

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

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 – March 16, 2022**
MOTION by Bruce Delater, second by Mary Beach McGuire to approve the minutes for March 16, 2022. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

- 2. Case No.: SV2022-002**
Applicant Daniel Toof is requesting a Subdivision Waiver from Section 155.6.11 – Sidewalk Requirements, to be constructed at 191 Davis Avenue, Parcel R76719, being Lot 17 of Block 2 of the S5200 McAlister Second of the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that because the current neighborhood does not include sidewalks, the Applicant is requesting a waiver from the sidewalk requirements. Mr. Killen concluded his brief by stating that staff supports the request.

Applicant Daniel Toof was not present to answer any questions.

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 Nick Robinson, to approve Case No. SV2022-002 and forward a positive recommendation to Council. MOTION CARRIED with a 6-1 vote.

AYES: Bruce Delater, Justin Allison, Mary Beach McGuire, Lisa LaTouche, Brian Lesley, Nick Robinson

NOES: Tom Hines

3. Case No.: SV2022-003

Applicant Dee Stephens, representing Erath County, is requesting a Subdivision Waiver from Section 155.06.08.C. for Sight Visibility Easement from 45' x 45' non-residential to 20' x 20' for minimum residential for property located at 222 E College, Parcel R29239, being Lot 1,2,3, &4 of Block 14 of City Addition to the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the applicant is requesting a waiver from sight visibility easement requirements because of existing conditions on College Street. Mr. Killen concluded his brief by stating that staff supports the request.

Applicant Dee Stephens was not present to answer any questions.

Chairperson LaTouche opened the public hearing.

No came forward to speak in favor of or against.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Mary Beach McGuire, to approve Case No. SV2022-003 and forward a positive recommendation to Council.

MOTION by Bruce Delater, second by Tom Hines, to amend the motion to approve Case No. SV2022-003 with the condition that all four corners of the intersection have stop signs. MOTION FAILED with a 2-5 vote.

AYES: Bruce Delater, Tom Hines

NOES: Justin Allison, Mary Beach McGuire, Lisa LaTouche, Brian Lesley, Nick Robinson

MOTION by Brian Lesley, second by Mary Beach McGuire, to approve Case No. SV2022-003 and forward a positive recommendation to Council. MOTION CARRIED with a 5-2 vote.

AYES: Justin Allison, Mary Beach McGuire, Lisa LaTouche, Brian Lesley, Nick Robinson

NOES: Bruce Delater, Tom Hines

4. Case No.: SV2022-004

Applicant Dee Stephens, representing Erath County, is requesting a Subdivision Waiver from Section 155.06.05.G. to reduce the distance between driveways along city-maintained streets from 100' to 50' for property located at 222 E College, Parcel R29239, being Lot 1,2,3, &4 of Block 14 of City Addition to the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the applicant is requesting a waiver from distance between driveways requirements because entire block is being constructed for one use and because of existing conditions on College Street. Mr. Killen concluded his brief by stating that staff supports the request.

Applicant Dee Stephens was not present to answer any questions.

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 Bruce Delater, to approve Case No. SV2022-004 and forward a positive recommendation to Council. **MOTION CARRIED by unanimous vote.**

5. Case No.: RZ2022-004

Applicant William Oxford is requesting a rezone of property located at 855 College Farm Road, Parcel R29923 of Block 87, Lot 2, S2600 City Addition of the City of Stephenville, Erath County, Texas, from Neighborhood Business District (B-1) to One- and Two-Family Residential District (R-2).

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the applicant is requesting to rezone the property to R-2 one- and two-family residential district in order to add a new single family dwelling unit. The Comprehensive Plan for future land use designates this property to be One and Two Family Residential. Mr. Killen concluded his brief by stating that staff supports the request.

Applicant Bill Oxford was present to answer any questions.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of.

Judy Koch, 605 College Farm Rd, emailed a letter against the request.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Justin Allison, to approve Case No. RZ2022-004 and forward a positive recommendation to Council. **MOTION CARRIED by a unanimous vote.**

6. Case No.: FP2022-001

Applicant J Gary Shelton, representing GMS RCP LP, is requesting a final plat of property located at 2820 W Washington, Parcel R22350, being Block 1 of Lot 1-R of FAI Addition to the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the project is nearing completion pending final inspections, acceptance of the public improvements and receipt of the required two-year maintenance bond for the improvements.

Applicant J Gary Shelton was not present to answer any questions.

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. FP2022-001 with the following conditions:

1. Public Improvements be accepted by the City of Stephenville Public Works Department.

2. A maintenance bond be submitted to the City of Stephenville Public Works Department.

MOTION CARRIED by a unanimous vote.

7. Case No.: RZ2022-005, RZ2022-006 & RP2022-002

Applicant Tom Brooks is requesting a rezone of property located at W FM8, Parcel R22552 being 29.751 Acres, A0520 Menefee Jarrett, of the City of Stephenville, Erath County, Texas, from Single Family Residential (R-1) to Multiple Family Residential (R-3) and Retail and Commercial Business (B-2) with simultaneous replating.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the Applicant is requesting to replat the property into three separate parcels. The current parcel surrounds an existing assisted living and memory care facility with an overhead utility easement that bisects the property southeast of the existing facility. Proposed development of two parcels to be rezoned are located northwest of the overhead utility easement. The proposed, approximately 2-acre parcel with frontage on W. Lingleville Road is requesting a rezone to (B-2) Retail and Commercial Business. The future land use map shows the adjacent parcel to be commercial use. A second, approximately 7.7-acre parcel is requesting a rezone to (R-3) Multiple Family Residential in order to construct a senior housing development. The senior housing development has 13 buildings, including a community building with an office, and 1.5 parking spaces provided per bedroom. Future land use maps show adjacent multiple family residential districts. Mr. Killen concluded his brief with stating that the Comprehensive Plan for future land use designates this property to be Single Family Residential with adjacent Commercial and Multiple Family.

Mr. Wade Bienski was present to answer any questions.

Chairperson LaTouche opened the public hearing.

Sherry Carrol, 2605 Phelps, came forward in favor of request.

Mark Kaiser, 111 Blue Jay, speaking against for the following petitioners:

Aaron Grimmer, 103 Blue Jay

James Bucher, 101 Blue Jay

Perter Corta, 105 Blue Jay

Holly Hodges, 104 Blue Jay

Pamela Boyles, 106 Blue Jay

Neta Faye Howard, 109 Blue Jay

Lace Phillips, 108 Blue Jay

Corey Moses, 113 Blue Jay

Katie Moses, 113 Blue Jay

Sandra Hill, 114 Blue Jay

Sandra Fisher, 121 Blue Jay

Charles Bradshaw, 120 Blue Jay

Cameron Chance, 123 Blue Jay

Randy Smith, 116 Blue Jay

Sherry Dickerson, 124 Blue Jay

Josh Emmons, 129 Blue Jay

Josh Basham, 130 Blue Jay

James Stephenson, 135 Blue Jay

Gayla Garner, 136 Blue Jay

Becky Hodges, 112 Blue Jay

Louis Garcia, 145 Blue Jay

Vince Lewallen, 149 Blue Jay

Beth Lewallen, 149 Blue Jay

Dell Goodwin, 151 Blue Jay

Brenda Guise, 713 Spring Meadow, came forward to speak against request.

David Guise, 713 Spring Meadow, came forward to speak against request.

Councilmember Ricky Thurman, 107 Sandra Palmer, came forward to clarify and give a rebuttal to Mr. Kaiser's comments.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Tom Hines, to deny Case No. RZ2022-005, RZ2022-006 & RP2022-002 and send a negative recommendation to Council. **MOTION CARRIED unanimously with Chairperson LaTouche abstaining from the vote.**

8. Case No.: PD2022-001

Applicant 2828 Real Estate LLC is requesting a rezone from Single Family Residential District (R-1) to Planned Development (PD) for address 1300 Pecan Hill Drive, Parcel R50244, 1.190 Acres S5465 Glasgow Addition, Lot 1, of the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that as with all Planned Developments, the commissioners are to review and make recommendations to the conceptual plans. Mr. Killen shared that the applicant will be returning for the rezone to a Planned Development District and the approval of the development plan at a later date.

Applicant Justin Haschke was present to answer any questions.

Chairperson LaTouche opened the public hearing.

No one came forward or against the conceptual plan review.

Tom Hines expressed concern regarding trees and landscaping.

Chairperson LaTouche closed the public hearing.

No action required.

The meeting was adjourned at 7:06 p.m.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Tina Cox, Commission Secretary