

City of Stephenville

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, May 15, 2024 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, May 15, 2024, 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
Nick Robinson
Bonnie Terrell
Justin Slawson - Alternate 1
James Stephenson - Alternate 2

COMMISSIONERS ABSENT: Paul Ashby
Tyler Wright

OTHERS ATTENDING: Steve Killen, Director of Development Services via Teams
Tina Cox, Commission Secretary

CALL TO ORDER

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

CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

MINUTES

1. Consider Approval of Minutes -April 17,2024

MOTION by Brian Lesley, second by Nick Robinson to approve the minutes for April 17, 2024. MOTION CARRIED by unanimous vote of Commissioners that were present at the April 17, 2024, meeting.

PUBLIC HEARING

Chairperson LaTouche moved Case No.: RZ2024-00S to the top of the agenda.

2. Case No.: RZ2024-00S

Applicant Landon Darwin representing Rock Creek Property No 1, LLC is requesting a rezone of property located at O W Cedar, being Parcel R7834S, A0342 HUDSON H C; to the City of Stephenville, Erath County, Texas from (R-1) Single Family to (R-3) Multi-family Residential.

Development Services Director, Steve Killen gave the following report: The property currently has split zoning of single family residential and retail/commercial. The Future Land Use is designated as Commercial. The requested rezone to R-3 is for a proposed, purpose-built student housing development estimated at 1900+ beds.

The Board of Adjustment has issued variances for parking and building height-applicable if the rezoning is approved.

Developer Landon Darwin was present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 6:11 PM.

Letters of opposition were received from the following persons:

Ashley Randolph	Joan Boucher	Carole Boucher
April Maddux	Shaun Baker	Cindra Elms
Natalie Torres	Renee Goodwin	Sarah Dolloff
Martha Winters	Nathan Collier	Jeanine Shuffield

Speaking in opposition of the rezone request:

Scott Randolph, 1506 Whitefield	Elizabeth Banks, 1502 Whitefield
Penny Hampton, 1411 Harpers Mill Rd	Dereece Howell, 1610 W Cedar St
Carolyn Hampton, 1410 Kaylock	Eric Cagle, 626 Private Road 1424
Kevin Mick, 1550 W Cedar	Sadie Mays, 1440 Melissa
Jill McAngus, 891 Private Road 1424	Ross McAngus, 891 Private Road 1424
George Mora, 1501 W Cedar	Carolyn Peek, 1691 W Cedar
Wayne Hancock, 1515 W Cedar	Kenneth Howell, 1610 W Cedar
Steve Keck, 1450 Melissa	Sarah Dolloff, 1490 Melissa

One letter of support was received from Joel Allen.

Chairperson LaTouche closed the public hearing at 6:56 PM.

MOTION by Brian Lesley, second by Justin Slawson, to recommend to the City Council to deny the rezone of property located at O W Cedar, being Parcel R78345, A0342 HUDSON H C; to the City of Stephenville, Erath County, Texas from (R-1) Single Family to (R-3) Multi-family Residential. MOTION CARRIED by a unanimous vote.

3. Case No.: RZ2024-004

Applicant Bret Flory, representing Caliber Collision and NPH Ventures, LLC, is requesting a rezone of property located at 902 Wolfe Nursery Rd, being Parcel R72994, S9708 DOSS ADDITION;, PHASE 111;BLOCK 1; LOT 3 to the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (I) Industrial.

Development Services Director, Steve Killen gave the following report: The property has a current zoning of B-2, Retail and Commercial with the Future Land Use for the property designated as Planned Development. Although B-2 allows for multiple uses such as automobile repair and storage, auto body shops are limited to the Industrial District. Multiple body shops currently operate with the B-2 district

as legal, non-conforming uses. Mr. Killen concluded his brief by stating staff supports this rezone request.

Mike Lyssy was present to answer the Commissioners' questions.

Chairperson LaTouche opened the public hearing at 7:04 PM.

No one spoke in favor or against the rezone request.

Chairperson LaTouche closed the public hearing at 7:04 PM.

MOTION by Brian Lesley, second by Nick Robinson, to recommend approval to the City Council for the rezone of property located at 902 Wolfe Nursery Rd, being Parcel R72994, S9708 DOSS ADDITION;, PHASE I11;,BLOCK 1;, LOT 3 to the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (I) Industrial. MOTION CARRIED by a unanimous vote.

4. Case No.: RZ2024-006

Applicant Travis Truss is requesting a rezone of property located at 3084 W Washington, being Parcel R23847, Acres 1.470, A0613 PEARSON HENRY;, HOUSE & COMMERCIAL BLDG to the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (I)Industrial.

Development Services Director, Steve Killen gave the following report: The property is currently zoned 8-2, retail and commercial. The Future Land Use is designated as Commercial. Although B-2 allows multiple uses for automobile repair and storage, auto storage facilities are limited to the Industrial District. Mr. Killen concluded his report by stating staff supports the rezone request.

Travis Truss was present to answer the Commissioners' questions.

Chairperson LaTouche opened the public hearing at 7:06 PM.

No one spoke in favor or against the rezone request.

Chairperson LaTouche closed the public hearing at 7:06 PM.

MOTION by Brian Lesley, second by James Stephenson, to recommend approval to the City Council for the rezone of property located at 3084 W Washington, being Parcel R23847, Acres 1.470, A0613 PEARSON HENRY;, HOUSE & COMMERCIAL BLDG to the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (I) Industrial. MOTION CARRIED by a unanimous vote.

5. Case No.: RZ2024-007

Applicant Paxton Wooley representing JPW Consulting Company and Triple W Remodeling, LLC, is requesting a rezone of property located at 1020 Paddock, being Parcel R28770, S2300 BUTLER ADDITION;, BLOCK 2;, LOT 12 to the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2) One- and Two-Family District.

Development Services Director, Steve Killen, briefed the Planning and Zoning Commission by stating that the property has current zoning of Single Family. Future Land Use is designated as Single Family. The requested rezoning is to allow the construction of one single family home on the front half of the

property and one duplex on the rear half of the property (replat required). Mr. Killen concluded his report by stating staff supports this rezone request.

Paxton Wooley was present to answer the Commissioners' questions.

Chairperson LaTouche opened the public hearing at 7:09 PM.

Carl Holland, 1025 N Paddock spoke against the rezone request.

No one spoke in favor of the rezone request.

Chairperson Larouche closed the public hearing at 5:47 PM.

MOTION by Brian Lesley, second by Bonnie Terrell, to recommend approval to the City Council for the rezone of property located at 1020 Paddock, being Parcel R28770, 52300 BUTLER ADDITION;, BLOCK 2;, LOT 12 to the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential to (R-2)One- and Two-Family District. MOTION CARRIED by a unanimous vote.

6. Case No.: PD2024-001

Applicant Southwestern Pigeon Rd, LLC is requesting a rezone of property located at 315 FM 2303, Parcel R65090 being Acres 3.020, A0520 MENELEE JARRETT; and Parcel R22587, being 91.830 acres of the A0520 of MENELEE JARRETT; HOUSE & BARN, to the City of Stephenville, Erath County, Texas from (R-1) Single Family Residential and To Be Determined to (PD) Planned Development. The applicant will present a Conceptual Plan.

Development Services Director, Steve Killen gave the following report: City Council annexed the 91.83 acres of the property on May 7, 2024 with the 3.02 acres currently zoned within the city. A municipal services agreement has been approved. The zoning of the annexed property will be assigned through the Planning and Zoning Commission. Mr. Killen continued on by informing the Commissioners that a concept plan will be presented followed by the development plan. At that point the Commission will make a zoning recommendation to the City Council. The developer will be requesting height and parking concessions for the gated, cottage style, rental housing development. Mr. Killen concluded that the development is unique to the City of Stephenville and a good concept for the housing needs of the community.

John Allender with Architexas presented the concept plan and answered the Commissioners' questions.

Chairperson Larouche opened the public hearing at 7:09 PM.

Bob Winfrey, 615 FM 2303, spoke in opposition to the rezone request.

Judy Addison, 381 FM 2303, spoke in opposition to the rezone request.

Karen Dickerson, 2537 FM 108, spoke in opposition to the rezone request.

Kim Winfrey, 615 FM 2303, spoke in opposition to the rezone request.

Casey Hammon, 909 FM 2303, spoke in opposition to the rezone request.

No one spoke in favor of the rezone request.

Chairperson LaTouche closed the public hearing at 8:01 PM.

No action was taken.

7. Discussion and Public Hearing of 2050 City of Stephenville Comprehensive Plan

Development Services Director, Steve Killen provided background information to the Commissioners:

In 2022, the City Council awarded funding to secure professional services to update the Comprehensive Plan. Five firms responded to the Request for Proposals and the City selected Lionheart Places, LLC., in March 2023.

A 26-person Advisory Panel was selected. The Panel met four times to provide input and guidance. Three community open houses were held where participants were invited to provide input through various methods including table-top exercises. Two joint workshops were held with the City Council and the Planning and Zoning Commission.

Section 213.003 of the Local Government Code allows Adoption of a Comprehensive Plan following:

- (1) a hearing at which the public is given the opportunity to give testimony and present written evidence; and
- (2) review by the municipality's planning commission or department, if one exists.

This has been a 14-month project which could not have been completed without the Lionheart team. In addition, sincere appreciation is in order for the contributions made by the advisory panel, community participants, multiple city staff, the P&Z Commission and City Council.

Abby Gillfillan with Lionheart Places presented the Comprehensive Plan to the Commissioners and answered the Commissioners' questions.

Chairperson LaTouche opened the public hearing at 8:23 PM.

No one spoke in favor or against the Comprehensive Plan.

Bruce Delater asked about implementation of Comprehensive Plan.

Chairperson LaTouche closed the public hearing at 8:24 PM.

MOTION by Brian Lesley, second by Nick Robinson, to recommend to the City Council the 2050 City of Stephenville Comprehensive Plan as presented. MOTION CARRIED by a unanimous vote.

ADJOURN

The meeting was adjourned at 8:25 PM.

/s/ _____

Lisa Larouche, Chair

/s/ _____

Tina Cox, Commission **Secretary**