



PLANNING AND ZONING COMMISSION

City Hall Council Chambers, 298 W. Washington
Wednesday, October 20, 2021 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on October 20, 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
Cliff McCury
Nick Robinson
Mary Beach McGuire -Alternate
Tom Hines - Alternate

COMMISSIONERS ABSENT: Todd McEvoy

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 - September 15, 2021

MOTION by Bruce Delater, second by Nick Robinson to approve the minutes for September 15, 2021.

MOTION CARRIED by unanimous vote.

PUBLIC HEARINGS

2. Case No.: RZ2021-016

Applicant Bosque Clark LLC is requesting a rezone of property located at 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, (R-3) Multi-Family to (R 2.5) Integrated Housing District.

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that Taylor Kanute, on behalf of Bosque Clark LLC, is requesting rezoning to R-2.5, integrated housing, to construct single family townhomes to be sold as individual units. Mr. Killen shared with the Commissioners that the site plan submitted does not meet the lot size requirements. R-2.5 zoning

authorizes the Planning and Zoning Commission to review deviations from the requirements set forth and City Council approval upon recommendation from the Commission (please see paragraph C-12).

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 rezone request.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Justin Allison, to approve Case No. RZ2021-016 and forward a positive recommendation to Council. MOTION CARRIED with a unanimous vote.

3. Case No.: PD2021-002

Applicant Reese Flanagan of MMA, LLC, representing Troy Kunkel of Cowtown Properties, is requesting a rezone of property located at 525 W Collins, Parcel R33237, of SHAPARD & COLLINS, BLOCK 6, LOTS 1 & 2 & A0032 BLAIR JOHN, of the City of Stephenville, Erath County, Texas, from (IND) Industrial to (PD) Planned Development.

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that on August 15, 2021, the applicant presented the Conceptual Plan to the Planning and Zoning Commission for an intended townhome development. The concept plan proposed 37 units on 2.65 acres (density of 13.96 units per acre) with 68 parking spaces (generally, two spaces per unit are required). The applicant is now requesting approval of the Planned Development. Sections 8.E and 8.J outline the requirements that must be met in order to approve the PD.

Reece Flanagan of MMA, LLC was present to answer any questions.

Chairperson LaTouche opened the public hearing.

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

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Nick Robinson, to approve Case No. PD2021-002 and forward a positive recommendation to Council. MOTION CARRIED with a unanimous vote.

4. Case No's.: PD2021-003, PD2021-004 and PD2021-005

These items were pulled from the agenda.

5. Case No.: RZ2021-017

Applicants Allen Vandergriff, Chad Vandergriff and Corianna Alandt are requesting a rezone of property located at located at 683 W Tarleton, Parcel R29685, of PARK PLACE AND CITY ADDITION, BLOCK 3 & 69, LOTS 1B,2B,4B,12 (PTS OF), of the City of Stephenville, Erath County, Texas, (B-2) Retail and Commercial Business to (R-3) Multi-family.

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that Ms. Alandt is requesting the zoning change as they no longer wish to operate the business and desire to use the structure as originally constructed (as a single-family residence). The property has been operated as a personal service salon.

Ms. Alandt was not present to answer any questions.

Chairperson LaTouche opened the public hearing.

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

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Bruce Delater, to deny Case No. RZ2021-017 and forward a negative recommendation to Council. MOTION CARRIED with a 2/3 majority vote.

AYES: Mary Beach McGuire, Bruce Delater, Cliff McCury, Brian Leslie

NOES: Justin Allison, Lisa LaTouche, Nick Robinson

6. Case No.: RZ2021-015 & RP2021-007

Applicants Ontade LLC and Toby O'Neal are requesting a rezone of properties located at 1083 Frey, Parcel R32260, of KIGHT SECOND ADDITION, BLOCK 5, LOT 1, and 1065 W. Frey, Parcel R32261, of KIGHT SECOND ADDITION, BLOCK 5, LOT 2 (part of), 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. Mr. Killen stated that in May 2021, rezoning requests from R-1, single family to R-3 Multifamily were considered and subsequently denied. Since that time, the City has adopted a new zoning known as R-2.5, Integrated Housing. As previously presented to the Commission, the creation of the new R-2.5 and revised R-3 zoning now delineates townhomes from the customary apartments. R-2.5 requires a much lesser density per acre (14 units compared to 24 units) and is for properties that will be platted as individual units. Ontade and Toby O'Neal are requesting consideration of R-2.5 zoning and simultaneous approval of the plat. Mr. Killen concluded that if approved, the mansion, known as 1083 W. Frey and 1065 W. Frey will remain R-1, while the remainder of these parcels will be R-2.5. The R-2.5 portion will be sold to a developer for an intended townhome project.

Dell Burdick of Ontade LLC was present to answer any questions.

Chairperson LaTouche opened the public hearing.

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

Chairperson LaTouche closed the public hearing.

MOTION by Mary Beach McGuire, second by Bruce Delater, to approve Case No's. RZ2021-015 and RP2021-007 and forward a positive recommendation to Council. MOTION CARRIED with Brian Lesley casting the dissenting vote.

7. Discussion of Sign Regulations Relating to Murals- Chapter 154

Steve Killen, Director of Development Services, briefed the commission on the case. Mr. Killen stated that a recent application for a mural is subject to denial based on the regulations prescribed by Chapter 154. The Development Services Committee reviewed the sign regulations relating to murals on August 31, 2021, The Committee, by unanimous vote, agreed that the 10% limitation relating to words/symbols for mural signs be removed and that the off-premises content be limited to 15% of the total sign area. The proposed revisions are now being forwarded to the Planning and Zoning Commission for a Public Hearing.

Chairperson LaTouche opened the public hearing.

Lauren Emmons of Quality Printing spoke in favor of the request.

Tom Hines, 729 W Tarleton spoke in favor of the request.

No one came forward to speak against the request.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Nick Robinson, to approve the ordinance revisions as requested with a 10% limitation relating to words/symbols for mural signs be removed and that the off-premise content be limited to 15% of the total sign area and forward a positive recommendation to Council. MOTION CARRIED with a unanimous vote.

The meeting was adjourned at 6:32 p.m.

APPROVED:

/s/ Lisa LaTouche
Lisa LaTouche, Chair

ATTEST:


Tina Cox, Commission Secretary