



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, February 15, 2023 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, February 15, 2023 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
Mary Beach McGuire
Nick Robinson
Paul Ashby
Allen Barnes
Tyler Wright, Alternate 1

COMMISSIONERS ABSENT: None

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 - January 18, 2023

MOTION by Brian Lesley, second by Mary Beach McGuire to approve the minutes for January 18, 2023.

MOTION CARRIED by unanimous vote.

PUBLIC HEARING

3. Case No.: PD2022-009 - This case was pulled from the agenda.

Applicant Joel Allen, representing Pecan Landing, LLC is requesting a rezone of property located at O Forest Rd, Parcel R77150, Acres 36.765, A0515 MOTLEY WILLIAM, of the City of Stephenville, Erath County, Texas from (R-1) Single Family and (R-2) Integrated Housing to (PD) Planned Development. The Applicant will be presenting the Development Plan.

Regular Agenda

2. Case No.: PD2023-001

Applicant Reagan Thompson, representing TSU Catholic, LLC is requesting a rezone of properties located at 1292 W Washington, Parcel R77944, being BLOCK 134; LOTS 12;18;308;31 (PTS OF) of the CITY ADDITION, 1334 W Washington, Parcel R30249, being BLOCK 134; LOT 40, ATM MACHINE of the CITY ADDITION, 1350 W Washington, Parcel R30251, being BLOCK 134; LOTS 1;5;28 of the CITY ADDITION, 1303 McNeill, Parcel R30272, being BLOCK 134; LOT 32 of the CITY ADDITION, 1345 McNeill, Parcel R30271, being BLOCK 134; LOT 31 (SIS0) of the CITY ADDITION, and 1353 McNeill, Parcel R30270, being BLOCK 134; LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business, (B-2) Retail and Commercial and (R-3) Multi-Family Residential to (PD) Planned Development. The applicant will present a Conceptual Plan.

Steve Killen, Development Services Director, briefed the Commissioners on the rezone request of these properties and the Conceptual Plan to be presented. Mr. Killen stated that Staff has been working with Regan Thompson and his team reviewing his proposed conceptual plan. The plan is for a mixed-use development including 13,025 square feet of retail/restaurant space with 38 One-Bedroom/One-Bath apartments and 14 Two-Bedroom/Two-Bath apartments for a total of 52 units and 66 beds with an anticipated completion date of sometime in the second quarter of 2024. Mr. Killen brought to the Commissioner's attention that the Site plan provides a deceleration lane and additional ROW dedication will be along Washington. The preliminary Traffic Impact Analysis reflects lower traffic generation in comparison to previous existing uses and Pedestrian studies are being conducted with TxDOT that will likely enhance pedestrian safety. He informed the Commission that the setbacks from existing residential spaces are provided as well as parking area buffer zones that may not exist with other developments/site plans. The footprint of the building will be similar to the existing building; however, one portion of the building will extend South approximately 75 feet and the Southern side of building is approximately 145 feet from McNeill. The site plan also includes 194 parking spaces which exceeds the 165 spaces that are required by City Ordinance. In regard to the existing cell tower, Mr. Killen reported that it will be granted an access easement from McNeill per agreement with developer and there are three egress/ingress points on McNeill Street.

Mr. Killen continued his report by explaining that as far as highest and best use, the current zoning allows for B-1, R-3 and B-2 uses with preexisting businesses that include a bar, restaurants, and convenience store. The proposed Mixed-Use Development, arguably, reduces the permitted use possibilities while providing restaurants/retail/residential for community use and although not exclusively for TSU, will provide some relief in regard to available housing with dedicated parking.

Mr. Killen concluded his brief with stating that the known concession requests for the Planned Development thus far are:

- Front setback along Washington after the ROW dedication
- Building height would be roughly 51' with roof top structures at 65'
- Signage Type and location
- Turning radii, however, the points for Fire access do meet the minimum.

Mr. Thompson and his team have provided a very thorough conceptual plan. The Development Plan meets various components of the comprehensive plan, provides schematics, and renderings.

Reagan Thompson was present to answer the Commissioners questions and to receive input.

Chairperson LaTouche opened a public hearing at 5:48 PM.

No one spoke in favor of the rezone request.

Two letters of opposition were received and Stephanie Starr, 1330 W. McNeill spoke in opposition of the rezone request.

Mike Balow, owner of Montana's Restaurant, located at 1376 W Washington had ROW questions that Jason King, City Manager, addressed.

The public hearing was closed at 5:52 PM.

No action taken.

PUBLIC HEARING

4. Case No.: PD2021-002 UPDATE

Applicant Reece Flanagan, representing Troy Kunkel of Cowtown Properties, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development 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.

Development Services Director, Steve Killen, reminded the Commissioners that on October 20, 2021, and by a unanimous vote of 7/0, recommended the City Council approve the rezoning request. Subsequently, on November 2, 2021, the City Council approved Ordinance No. 2021-0-38, rezoning the property from Industrial District (I) to Planned Development District. Although construction has not stated to date, a Civil Plan Set was submitted in May, 2022. Multiple reviews have been provided with the most recent dated January 24, 2023. Mr. Killen concluded his brief by stating that the plan set is pending approval contingent upon completion of review comments.

Reece Flanagan was present and updated the Commission on the project.

Chairperson LaTouche opened the public hearing at 6:04 PM.

No one spoke in favor or against the rezone request.

The public hearing was closed at 6:04 PM.

MOTION by Allen Barnes, second by Brian Lesley, to recommend approval to the City Council to consider the modified Development Schedule for the Planned Development 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. MOTION CARRIED by a unanimous vote with Paul Ashby abstaining.

5. Case No.: PD2021-003, PD2021-004, PD2021-005 UPDATE

Applicant Reece Flanagan, representing Troy Kunkel of 598 Westwood, LLC, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A;7;14;17; (PT, OF 14), 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62; LOTS 4;5;6B (PT, OF 5) and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62; LOT 3, of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, informed the Commissioners that the Planning and Zoning Commission convened on November 17, 2021, and by a vote of 5/1, recommended the City Council approve the rezoning request. Subsequently, on December 7, 2021, the City Council approved Ordinance No. 2021-0-42 rezoning the property from Retail and Commercial District (B-2) to Planned Development District. Mr. Killen notified the Commissioners that as to date, no civil or building plans have been submitted for review.

Reece Flanagan was present and updated the Commission on the project.

Chairperson LaTouche opened the public hearing at 6:09 PM.

No one spoke in favor or against the rezone request.

The public hearing was closed at 6:09 PM.

MOTION by Allen Barnes, second by Brian Lesley, to recommend approval to the City Council to consider the modified Development Schedule for the Planned Development located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A;7;14;17; (PT, OF 14), 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62; LOTS 4;5;6B (PT, OF 5) and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62; LOT 3, of the City of Stephenville, Erath County, Texas. MOTION CARRIED by a unanimous vote with Paul Ashby abstaining.

ADJOURN

The meeting was adjourned at 6:10 PM.

APPROVED:



Lisa LaTouche, Chair

ATTEST:



Tina Cox, Commission Secretary