



PLANNING AND ZONING COMMISSION MEETING

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

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, March 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
Allen Barnes

COMMISSIONERS ABSENT: Nick Robinson
Paul Ashby
Tyler Wright, Alternate 1

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 - February 15, 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

2. Case No.: PD2022-009

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.

I Steve Killen, Development Services Director, updated the Commissioners on the rezone request of the properties and the Development Plan that was to be presented. Mr. Killen stated that Staff has reviewed the submittals and provided input to the Developer and Engineer for consideration. The following concessions (paraphrased) have been noted in the Project Narrative:

1. The PD site plan is for a 164-lot development, including 14 HOA common area lots. The parcel currently has R-1 and R-2 zoning.
2. The PD proposes six lots that exceed lot dimension requirements of the existing zoning of R-1.
3. 111 lots are proposed with lot dimensions that do not meet R-1 width dimensions. The proposed lots are generally 50x120 with setbacks of 20' front, 10' for rear and 5' for side. The R-1 requirements are 75x100 with setbacks of 25, 25 and 7, respectively. The requested concession is for reduced lot widths from the existing R-1 zoning requirements.
4. 33 Townhome lots are proposed with dimensions of 25x100 and setbacks of 20' front, 15' rear and 5' side. R-2 dimensions (existing zoning) would be 50x100 with setbacks of 25, 25 and 5, respectively. The requested concession is for reduced lot widths for the existing R-2 zoning.
5. Lots 2 and 3, Block B and Lots 24-27, Block E in the provided site plan are requested to have front and rear street frontage. The requested concession is for dual frontage approval.
6. The Developer proposes a 0.5-acre lot that will be dedicated to the city as a public park and equipped to the requirements of the Parks Director.

I Mr. Killen continued his report by making a mention that screening **will** be provided along Forest and the Developer intends to address the remaining perimeter screening via deed restrictions relating to fencing requirements.

Joel Allen and Reece Flanagan were present to answer the Commissioners questions.

Chairperson LaTouche opened a public hearing at 5:55 PM.

No one spoke in favor of the rezone request.

One letter of opposition was received from Derrick Stogsdill, 2749 Summit Ave.

The following citizens spoke in opposition to the rezone request:

Thomas Hailey, 120 Greenbriar;

Dennis Hughes, 2798 Thornhill;

Bill Haney, 1412 Highland View;

Lanny Butler, 100 Greenbriar;

Kurt Johnson, 135 Greenbriar

The public hearing was closed at 6:15 PM.

Mr. Allen replied to the questions that were asked by the citizens regarding traffic, flooding, utility easements and property values.

I Commissioner Allen Barnes asked Mr. Killen if the proposed rezone request is the highest and best use of the property in question and Mr. Killen answered the affirmative.

Chairwoman LaTouche had questions regarding the landscaping, lighting and screening.

MOTION by Brian Lesley to recommend denial to the City Council FAILED for lack of a second.

MOTION by Allen Barnes, second by Mary Beach-McGuire, to recommend approval to the City Council for the 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) One and Two Family to (PD) Planned Development. MOTION CARRIED with a 4-1 vote.

AYES: Allen Barnes, Justin Allison, Mary Beach-McGuire, Lisa LaTouche

NOES: Brian Leslie

3. Case No.: PP2023-001

Applicant Ward Rabb, representing Atwood Distributing LP, is requesting approval of a Preliminary Plat of the property located at 1800 N US HWY 281, Parcel R77945, of A0804 WILLIAMS M R; of the City of Stephenville, Erath County, Texas.

Development Services Director, Steve Killen, briefed the Commission in regard to the preliminary plat that was being presented. Mr. Killen stated that the applicant has submitted a Preliminary Plat that has been reviewed by staff. Atwood's has submitted civil plans that have been reviewed by staff as well. Final steps for approval of the civil plan set include the completion of any remaining review items and approval of the Preliminary Plat. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements. Staff is recommending approval of the Preliminary Plat upon completion of the following conditions:

1. Additional easements to be required if proposed Double Detector Backflow Preventor Assembly Vault is located outside Access & Utility Easement, as shown on the last Civil Plan submittal.
2. Confirm if edge of ROW & proposed easement is consistent with alignment at Tractor Supply.
3. The last Civil Plan submittal shows 20' ROW Dedication & 50' Access & Utility Easement. Update Plans and/or Plat as needed to match.
4. Please add "Not for Recording Purposes" in the Preliminary Plat box.

Chairperson LaTouche opened the public hearing at 6:34 PM.

No one spoke in favor or against the plat request.

The public hearing was closed at 6:35 PM.

MOTION by Allen Barnes, second by Brian Lesley, to approve the Preliminary Plat with conditions for the property located at 1800 N US HWY 281, Parcel R77945, of A0804 WILLIAMS M R; of the City of Stephenville, Erath County, Texas. MOTION CARRIED by a unanimous vote.

4. Case No.: RZ2023-002

Applicant Wayne Wooley, representing Triple W Remodeling, LLC and JPW Consulting Co, is requesting a rezone of property located at 911 E Lewis Dr., Parcel R29808, being 52600 CITY ADDITION; BLOCK 76; LOT 5-R of the City of Stephenville, Erath County Texas from One-and-Two-Family Residential (R-2) to Integrated Housing District (R-2.5).

I Steve Killen, Development Services Director, briefed the Commission about this rezone request. Mr. Killen stated that initial discussions with the Applicant were related to the consideration of a replat to allow the flag shaped division of the lot and subsequent construction of a residential property. The lot dimensions were inadequate for such replatting. The rezone request to R-2.5 is for the intended construction of a townhome type residential structure. If the rezone is approved, the applicant will be required to obtain variances from the Board of Adjustment to address minimum lot dimension and setback requirements. Mr. Killen concluded his report by mentioning that Future Land Use designates that the property to be One-and- Two Family Residential.

Chairperson LaTouche opened the public hearing at 6:37 PM.

No one spoke in favor of the rezone request.

Karen Lubke, 1015 US Hwy 281 spoke in opposition to the case.

Travis Wood, 553 5 Lennox spoke in opposition to the case.

Shane Sanchez, 909 E Lewis spoke in opposition to the case.

The public hearing closed at 6:42 PM.

MOTION by Mary Beach-McGuire, second by Brian Lesley, to deny the rezone request for the property located at 911 E Lewis Dr., Parcel R29808, being S2600 CITY ADDITION; BLOCK 76; LOT 5-R of the City of Stephenville, Erath County Texas from One-and-Two-Family Residential (R-2) to Integrated Housing District (R-2.5). MOTION CARRIED with a 4-1 vote.

I AYES: Allen Barnes, Mary Beach-McGuire, Lisa LaTouche, Brian Leslie

NOES: Justin Allison

ADJOURN

The meeting was adjourned at 6:47 PM.

APPROVED:

/S/ Lisa LaTouche _____
Lisa LaTouche, Chair

ATTEST:

Tina Cox _____
Tina Cox, Commission Secretary