



PLANNING AND ZONING COMMISSION MEETING

City Hall, 298 W. Washington, Stephenville, Tx. 76401
Wednesday, March 17, 2021 at 5:30 PM

AGENDA

CALL TO ORDER

MINUTES

1. Approval of Minutes - October 21, 2020
2. Approval of Minutes - December 16, 2020

PUBLIC HEARING

3. Case No.: PD2021-001

Property owner Taylor Kanute of Harbin Street LLC, is requesting a rezone of property 0 S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19, LOT 15, of the City of Stephenville, Erath County, Texas, from (B-2) Retail and Commercial Business to (PD) Planned Development. The applicant will present a conceptual plan. Formal action for the rezone request and approval of the Planned Development will be considered at the April 2021 meeting.

ADJOURN

Notice is hereby given that members of the Planning and Zoning Commission may participate in this meeting via teleconference or videoconference as allowed by Governor's Order due to the COVID-19 pandemic. As allowed by this Order, a quorum may not be present in a physical location.

Pursuant to Section 418.108(g) of the Texas Government Code, a Declaration of Local Disaster issued on April 22, 2020, and in the interest of public health, the city has exercised its right to limit ingress and egress in public buildings. As such, the public will be allowed into city facilities to attend the meeting on a limited basis. Those wishing to address the Planning and Zoning Commission may do so in person. Written correspondence may also be mailed to City Hall or emailed to Steve Killen, Director of Development Services, at skillen@stephenvilletx.gov. Written correspondence must be received by 3:00 p.m. on March 17, 2021. For alternate arrangements, please contact Steve Killen at least 48 hours prior to the meeting.

The meeting is available for viewing via livestream on the City's Facebook Page (City of Stephenville – City Hall).

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 West Washington Street
 Wednesday, October 21, 2020 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, October 21, 2020, at 5:30 PM, via teleconference or videoconference as allowed by Governor's Order due to the COVID-19 pandemic, 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

Lisa LaTouche, Chairperson

PRESENT:

Brian Lesley, Vice Chairperson

Metta Collier

Justin Allison

Todd McEvoy

Bruce Delater (Alternate)

COMMISSIONERS ABSENT:

Cliff McCrury

Vance Wade

OTHERS ATTENDING:

Steve Killen, Director of Development Services

Karen Wilkerson, Commission Secretary

CALL TO ORDER

Chairperson Lisa LaTouche called the meeting to order.

CONSIDER APPROVAL OF MINUTES

1. Consider Approval of Minutes for September 16, 2020.

MOTION by Metta Collier, second by Brian Lesley, to approve the minutes for September 16, 2020.

MOTION CARRIED by unanimous vote.

2. Consider Approval of Minutes for October 5, 2020.

MOTION by Brian Lesley, second by Metta Collier to approve the minutes for October 5, 2020. MOTION

CARRIED by unanimous vote.

PUBLIC HEARINGS

3. PUBLIC HEARING: Case No.: RZ2020-010

Applicant John Drennan is requesting a rezone of property located at 830 Alexander Rd., Lot 22, Block 35, and 0 Alexander Rd., Lot 38, Block 35, of the South Side Addition, to the City of

Stephenville, Erath County, Texas, from (R-1) Single Family and (R-3) Multiple Family to (B-2) Retail and Commercial Business.

Steve Killen, Director of Development Services, briefed the Commission on the case. He stated that the case is unique because a minor plat has been submitted, which can be approved administratively, in order to accommodate the applicant's intended project. City ordinance, however, requires the rezone be approved prior to the replat. Staff recommends approving the rezone with conditions that the replat be approved and recorded prior to the finalization of the change in zoning. If the zoning is approved without the described condition, the lots would end up with split zoning, which the city does not allow.

John Drennan, applicant, explained to the Commission that the desire was to develop the corner area and blend the commercial and residential areas with the construction of multiple-family housing next to the existing multiple-family structure.

Chairperson LaTouche opened the public hearing.

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

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Metta Collier, to approve Case No. RZ2020-010 and forward a positive recommendation to Council with the condition that the replat be approved and recorded prior to finalizing the rezone. MOTION CARRIED by unanimous vote.

4. PUBLIC HEARING: Case No.: RZ2020-011

Applicant Marc Pace is requesting a rezone of property located at 422 S Lillian, Lot 5, 6, 7, and 8, Block 8, of the South Side Addition, to the City of Stephenville, Erath County, Texas, from (I) Industrial to (PD) Planned Development.

Steve Killen, Director of Development Services, briefed the Commission on the case. He stated that the request was originally submitted as a rezone from Industrial District (I) to Planned Development District (PD). After consulting with staff, Marc Pace, applicant, requested the property be rezoned to Multiple-Family District (R-3). Staff felt this was in line with the requirements of R-3 zoning, and would allow a quicker, cleaner process for the applicant. Staff respectfully recommends approval of the rezone.

Chairperson LaTouche opened the public hearing.

James Bachus wrote a letter to the Commission asking them to address the possibility of traffic exiting the property in question and "cutting through" his property. Mr. Killen stated that he would ensure Mr. Bachus' concerns were addressed.

No others came forward to speak in favor of or opposition to the rezone.

Chairperson LaTouche closed the public hearing.

MOTION by Todd McEvoy, second by Brian Lesley, to approve Case No. RZ2020-011 and forward a positive recommendation to Council to rezone the property from Industrial (I) to Multiple-Family District (R-3). MOTION CARRIED with Bruce Delater casting a dissenting vote.

5. PUBLIC HEARING: Case No.: SV2020-009

Applicant Bert Thompson with Mike's Westside Rental, is requesting a Subdivision Waiver from Section 155.6.11 – Sidewalk Requirement to be constructed at 3130 W Washington, being Lot 2, Block 1, of the Excels Addition to the City of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, briefed the commission on the case. Staff recommends denial of the waiver as it is a requirement set forth by city ordinance. Mr. Killen stated that there were properties in the area that had not been required to comply with the ordinance.

Bert Thompson, applicant, explained that the variance was requested as the closest sidewalk to his development is approximately 1.5 miles from his property, located in front of St. Gobain on Washington Street, nor are there any sidewalks in the area on the north side of US 377. He also cited issues with drainage, incline, highway traffic, and utilities in the right-of-way. Mr. Thompson stated that he is not opposed to sidewalks, but he believes this is not an ideal location for sidewalks and pedestrian traffic.

Commissioner McEvoy asked for clarification on whether the waiver was for Washington Street/US 377 or for Peach Orchard Road. Mr. Killen explained that the request was only for Washington Street/US 377 and that if the plans of the development changed, a separate waiver request would be required for Peach Orchard Road.

Chairperson LaTouche opened the public hearing.

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

Chairperson LaTouche closed the public hearing.

MOTION by Metta Collier, second by Brian Lesley, to approve Case No. SV2020-009 and forward a positive recommendation to Council. MOTION CARRIED by unanimous vote.

6. PUBLIC HEARING: Case No.: SV2020-010

Applicant Michael Brown is requesting a Subdivision Waiver from Section 155.6.11 – Sidewalk Requirements to be constructed at 1961 N Dale, being Lot 2, Block 1, of the Green Acres Addition to the City of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, briefed the commission on the case. He stated the next six cases were related and would be discussed as a group, but voted on separately. Staff recommends denial of the waiver as it is a requirement set forth by city ordinance.

Chairperson LaTouche opened the public hearing.

Vince Daddio, applicant's developer, stated that there is no curb, gutter, or sidewalks in the area. He also stated that there is a drainage ditch between the street and the homes on Dale Street and most of those homes utilize metal culverts under their driveways.

Michael Brown, owner, and Barry Littleton, 1960 N. Dale, spoke in favor of the waiver.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Brian Lesley, to deny Case No. SV2020-010 and forward a negative recommendation to Council. MOTION CARRIED with Justin Allison casting the dissenting vote.

7. PUBLIC HEARING: Case No.: SV2020-011

Applicant Michael Brown is requesting a Subdivision Waiver from Section 155.6.06.M(1) – Curb and Gutter Requirements to be constructed at 1961 N Dale, being Lot 2, Block 1, of the Green Acres Addition to the City of Stephenville, Erath County, Texas.

Cases SV2020-010 through SV2020-015 were discussed as a group as they are contiguous properties owned by the same person.

Chairperson LaTouche opened the public hearing.

No one spoke in favor of or opposition to the waiver.

Chairperson LaTouche closed the public hearing.

MOTION by Todd McEvoy, second by Bruce Delater, to approve Case No. SV2020-011 and forward a positive recommendation to Council. MOTION CARRIED by unanimous vote.

8. PUBLIC HEARING: Case No.: SV2020-012

Applicant Michael Brown is requesting a Subdivision Waiver from Section 155.6.11 – Sidewalk Requirements to be constructed at 1949 N Dale, being Lot 3, Block 1, of the Green Acres Addition to the City of Stephenville, Erath County, Texas

Cases SV2020-010 through SV2020-015 were discussed as a group as they are contiguous properties owned by the same person.

Chairperson LaTouche opened the public hearing.

No one spoke in favor of or opposition to the waiver.

Chairperson LaTouche closed the public hearing.

MOTION by Bruce Delater, second by Brian Lesley, to deny Case No. SV2020-012 and forward a negative recommendation to Council. MOTION CARRIED with Justin Allison casting the dissenting vote.

9. PUBLIC HEARING: Case No.: SV2020-013

Applicant Michael Brown is requesting a Subdivision Waiver from Section 155.6.06.M(1) – Curb and Gutter Requirement to be constructed at 1949 N Dale, being Lot 3, Block 1, of the Green Acres Addition to the City of Stephenville, Erath County, Texas.

Cases SV2020-010 through SV2020-015 were discussed as a group as they are contiguous properties owned by the same person.

Chairperson LaTouche opened the public hearing.

Barry Littleton, 1960 N. Dale, spoke in favor of the waiver.
No others spoke in favor of or opposition to the waiver.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Todd McEvoy, to approve Case No. SV2020-013 and forward a positive recommendation to Council. MOTION CARRIED by unanimous vote.

10. PUBLIC HEARING: Case No.: SV2020-014

Applicant Michael Brown is requesting a Subdivision Waiver from Section 155.6.11 – *Sidewalk Requirement* to be constructed at 1937 N Dale, being Lot 4, Block 1, of the Green Acres Addition to the City of Stephenville, Erath County, Texas

Cases SV2020-010 through SV2020-015 were discussed as a group as they are contiguous properties owned by the same person.

Chairperson LaTouche opened the public hearing.

Barry Littleton, 1960 N. Dale, spoke in favor of the waiver.
No others spoke in favor of or opposition to the waiver.

Chairperson LaTouche closed the public hearing.

MOTION by Brian Lesley, second by Bruce Delater, to deny Case No. SV2020-014 and forward a negative recommendation to Council. MOTION CARRIED with Justin Allison casting the dissenting vote.

11. PUBLIC HEARING: Case No.: SV2020-015

Applicant Michael Brown is requesting a Subdivision Waiver from Section 155.6.06.M(1) – *Curb and Gutter Requirements* to be constructed at 1937 N Dale, being Lot 4, Block 1, of the Green Acres Addition to the City of Stephenville, Erath County, Texas.

Cases SV2020-010 through SV2020-015 were discussed as a group as they are contiguous properties owned by the same person.

Chairperson LaTouche opened the public hearing.

Barry Littleton, 1960 N. Dale, spoke in favor of the waiver.
No others spoke in favor of or opposition to the waiver.

Chairperson LaTouche closed the public hearing.

MOTION by Metta Collier, second by Brian Lesley, to approve Case No. SV2020-015 and forward a positive recommendation to Council. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 6:47 p.m.

Lisa LaTouche, Chairperson



STAFF REPORT

SUBJECT: Case No.: PD2021-001

Property owner Taylor Kanute of Harbin Street LLC, is requesting a rezone of property 0 S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19, LOT 15, of the City of Stephenville, Erath County, Texas, from (B-2) Retail and Commercial Business to (PD) Planned Development. The applicant will present a conceptual plan. Formal action for the rezone request and approval of the Planned Development will be considered at the April 2021 meeting.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

RECOMMENDATION:

To evaluate the conceptual plan and provide direction to the applicant in regards to the Commission's desires for the project.

BACKGROUND:

APPLICANT REQUEST:

The intended project for the requested zoning is for the construction of mixed-use, planned development with attached residential and limited commercial (retail/restaurant/office) fronting on Harbin Street.

CURRENT ZONING:

B-2 – Retail and Commercial

FUTURE LAND USE:

Commercial

DESCRIPTION OF REQUESTED ZONING

Sec. 154.08. Planned development district (PD).

8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.
- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.

8.B Permitted Uses. In a PD Development District, no land shall be used and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

NON-RESIDENTIAL PLANNED DEVELOPMENTS. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and
- (5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.
- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.

8.D Ownership. An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.

8.E Development Schedule.

- (1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns or successors in interest.
- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning Commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

8.F Plat Requirements. No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all requirements of the City of Stephenville has been approved by the City Council and recorded in the official records of Erath County.

8.G Concept Plan. The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.

8.H Development Plan Approval Required. No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was a condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
 - (a) A change in the character of the development;
 - (b) An increase in the gross floor areas in structures;
 - (c) An increase in the intensity of use;
 - (d) A reduction in the originally approved separations between buildings;
 - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
 - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
 - (g) A reduction in the originally approved setbacks from property lines;

- (h) An increase in ground coverage by structures;
 - (i) A reduction in the ratio of off-street parking and loading space; and
 - (j) A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.

8.J Development Plan Requirements. The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:

- (1) The location of all existing and planned non-single-family structures on the subject property;
- (2) Landscaping lighting and/or fencing and/or screening of common areas;
- (3) General locations of existing tree clusters, providing average size and number and indication of species;
- (4) Location and detail of perimeter fencing if applicable;
- (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
- (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non single-family purposes;
- (7) Height of all non-single-family structures;
- (8) Proposed uses;
- (9) Location and description of subdivision signage and landscaping at entrance areas;
- (10) Street names on proposed streets;
- (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures;
- (12) Indication of all development phasing and platting limits; and
- (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
 - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
 - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
 - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;

- (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.

8.L Additional Conditions. Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance as applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

8.M Revocation.

- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
 - (a) Approval was obtained or extended by fraud or deception; or
 - (b) That one or more of the conditions imposed by the City Council on the development plan has not been met or has been violated.
- (2) Development controls:
 - (a) The City Council may impose more restrictive requirements than those proposed in the development plan in order to minimize incompatibilities;
 - (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;
 - (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
 - (d) "PD" provisions may vary setbacks with approval.

WATER:

The property is served by a 12” city water main in Swan.

SEWER:

The property is served by a 6” sanitary sewer main in Harbin @ Swan.

STREET:

The property is served by city streets (Harbin and Swan).

ZONING AND LAND USE:

Location	Zoning	Future Land Use
Subject Site	(B-2) Retail and Commercial	Commercial
North	(CTS) City/Tarleton/School	Commercial
South	(I) Industrial	Multifamily
East	(I) Industrial	Commercial
West	(I) Industrial	Commercial

FACTORS TO CONSIDER:

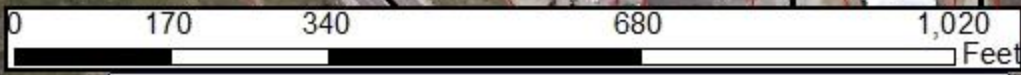
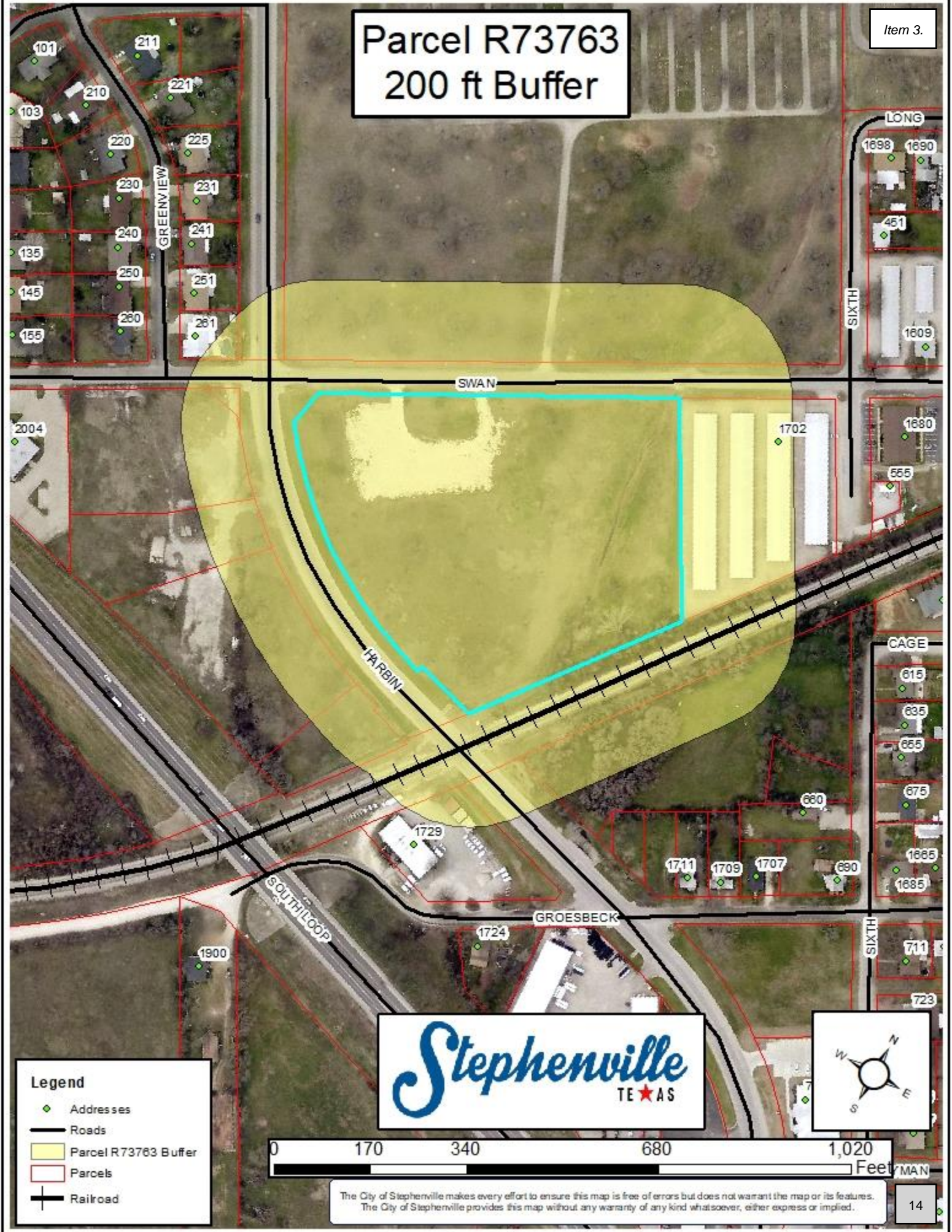
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel - is land large enough and in proper location for proposed use?
- Reasonable Use of Property - does proposed change provide reasonable use of property?
- Zoning has great discretion - deny if applicant has not proven it is in the best interest of City to rezone

ALTERNATIVES

- 1) No formal action to be taken at this time.

Parcel R73763 200 ft Buffer

Item 3.

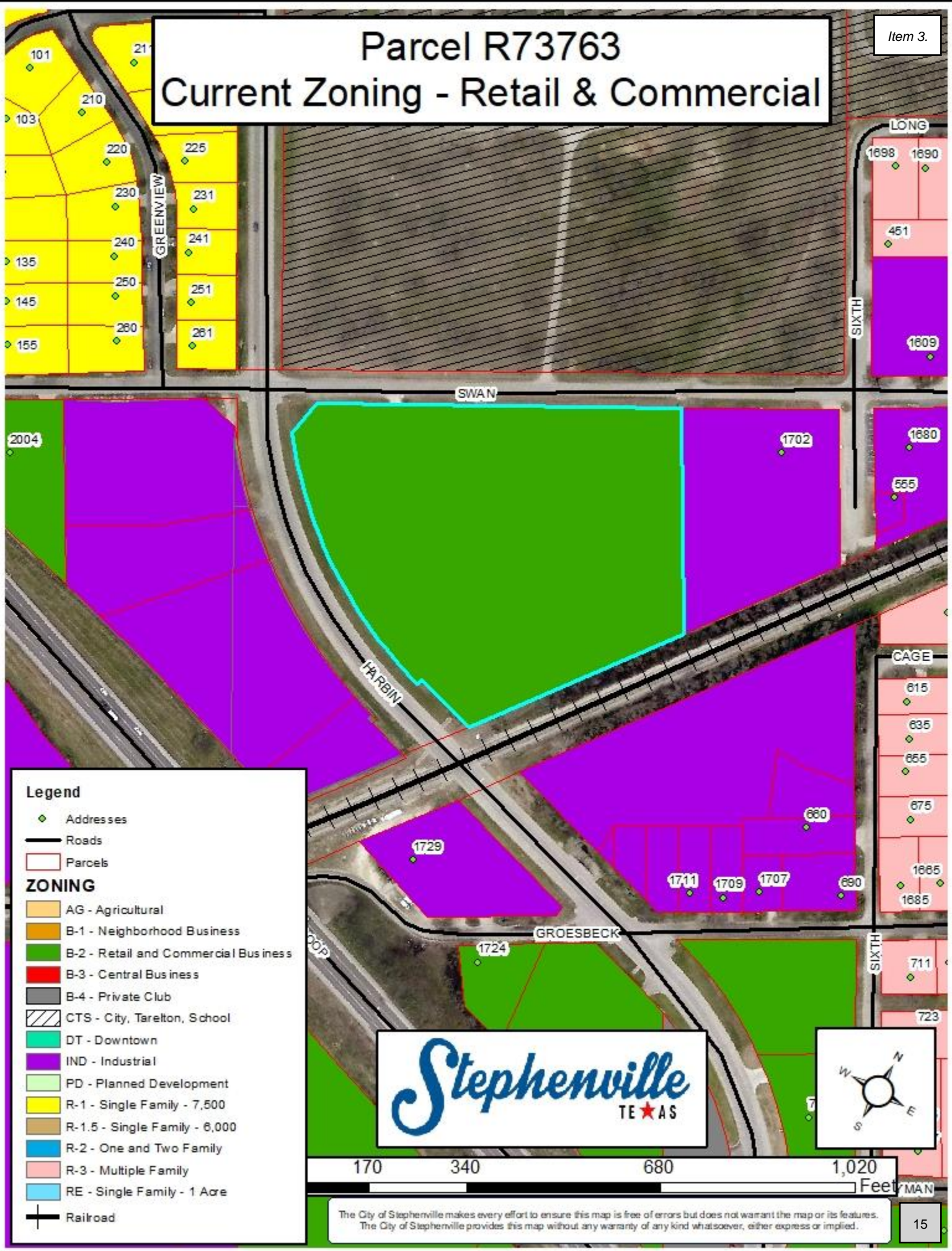


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R73763

Current Zoning - Retail & Commercial

Item 3.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

ZONING

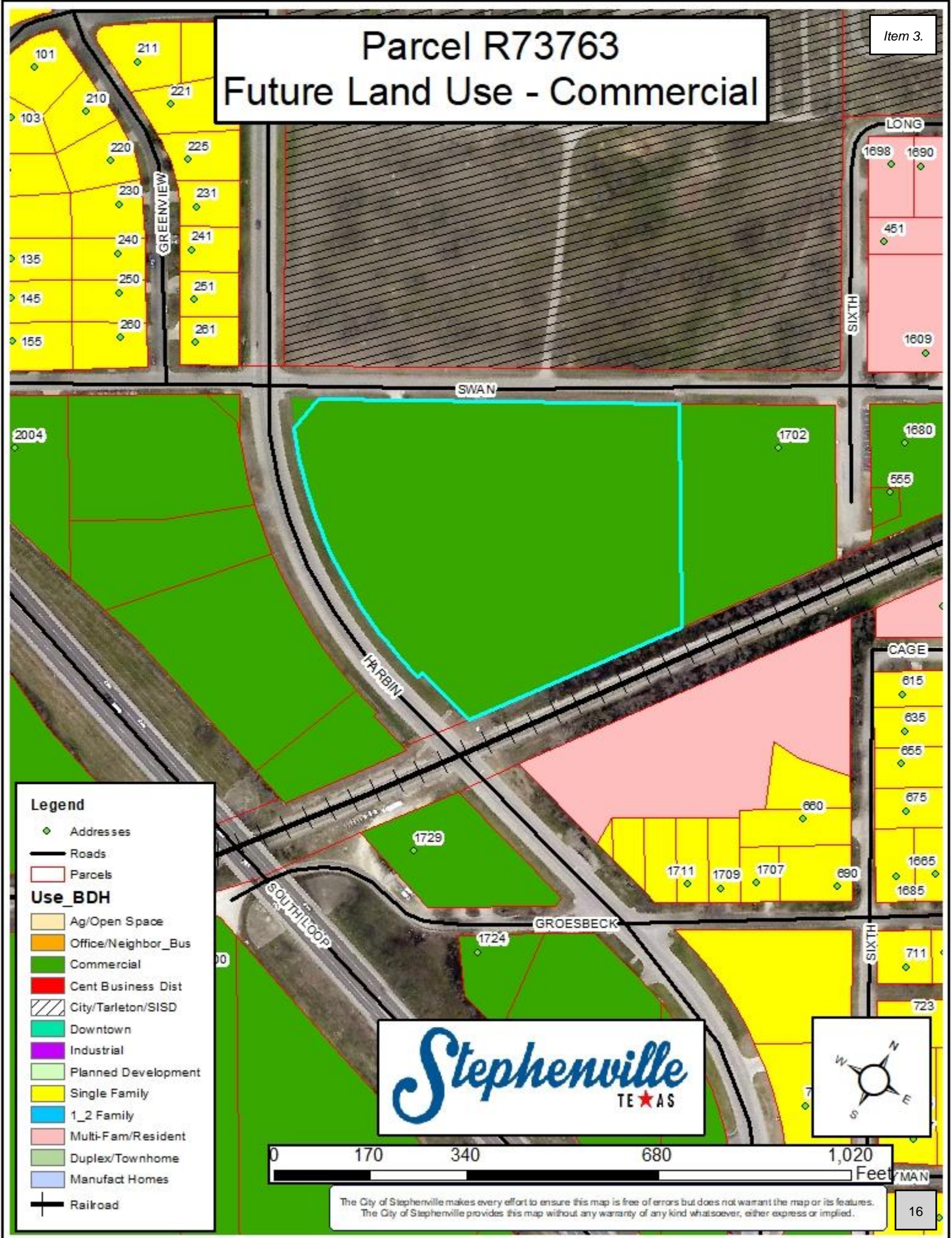
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareyton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and Two Family
- R-3 - Multiple Family
- RE - Single Family - 1 Acre
- Railroad



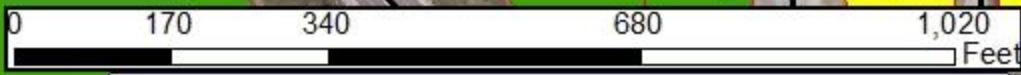
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Parcel R73763 Future Land Use - Commercial

Item 3.



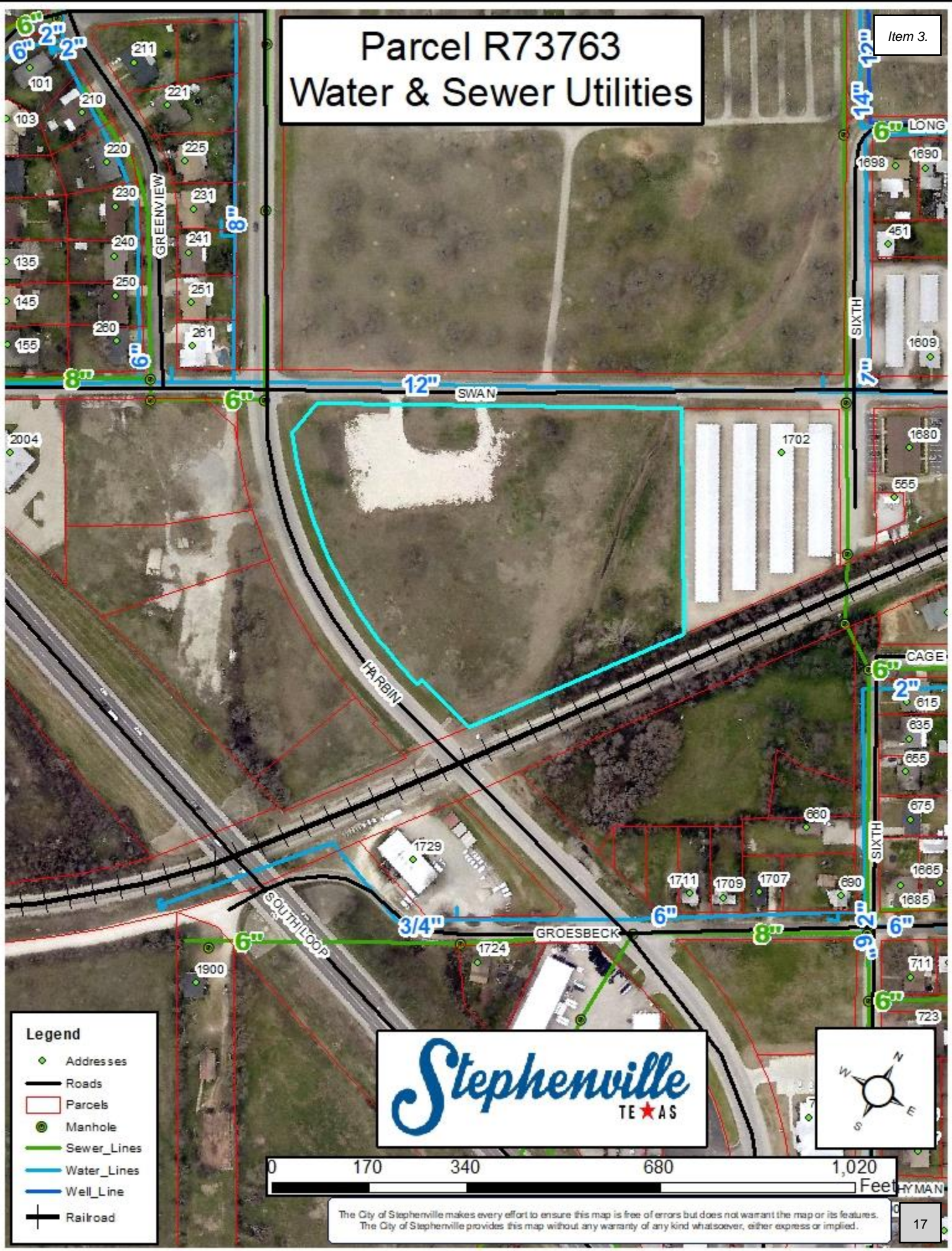
- Legend**
- ◆ Addresses
 - Roads
 - ▭ Parcels
 - Use_BDH**
 - ▭ Ag/Open Space
 - ▭ Office/Neighbor_Bus
 - ▭ Commercial
 - ▭ Cent Business Dist
 - ▭ City/Tarleton/SISD
 - ▭ Downtown
 - ▭ Industrial
 - ▭ Planned Development
 - ▭ Single Family
 - ▭ 1_2 Family
 - ▭ Multi-Fam/Resident
 - ▭ Duplex/Townhome
 - ▭ Manufact Homes
 - Railroad



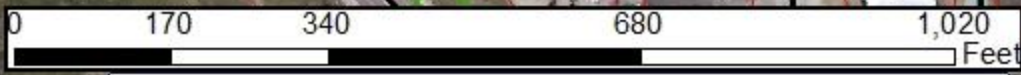
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Parcel R73763 Water & Sewer Utilities

Item 3.



- Legend**
- ◆ Addresses
 - Roads
 - Parcels
 - Manhole
 - Sewer_Lines
 - Water_Lines
 - Well_Line
 - Railroad



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Parcel R73763 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033593	1702 W SWAN ST	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033595	610 SIXTH	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000063891	0 S HARBIN DR	CITIZENS NATIONAL BANK OF TEXAS	PO BOX 117	WAXAHACHIE	TX	75168
R000033485	0 S LILLIAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000033483	0 S HARBIN DR	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000063892	0 W SWAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000031891	261 GREENVIEW DR	GIFFORD TOBY & ANGELA	261 GREENVIEW	STEPHENVILLE	TX	76401
R000073763	0 S HARBIN DR	HARBIN STREET LLC	PO BOX 936	GRANBURY	TX	76048
R000030481	0 S HARBIN DR	HARBIN STREET LLC	PO BOX 936	GRANBURY	TX	76048
R000033594	0 S HARBIN DR	HARBIN STREET LLC	PO BOX 936	GRANBURY	TX	76048
R000033602	1729 W GROESBECK	RED TO BLACK LLC	1484 FM205	STEPHENVILLE	TX	76401
R000076373	0 S HARBIN DR	STEPHENVILLE DEVELOPMENT CENTER INC	187 W WASHINGTON	STEPHENVILLE	TX	76401



City of Stephenville
298 W. Washington
Stephenville, TX 76401
(254) 918-1213

mtg. 3/17/2021

Item 3.

NO. 3935

ZONING AMENDMENT APPLICATION

CITY OF STEPHENVILLE

APPLICANT/OWNER: TAYLOR KANUTE - HARBIN STREET LLC
First Name Last Name

ADDRESS: 159 S. GRAHAM ST. 254-918-7500
Street/P.O. Box Phone No.

Parcel # R73763 STEPHENVILLE TX 76401
City State Zip Code

2. PROPERTY DESCRIPTION: SOUTH EAST CORNER OF HARBIN & SWAN
Street Address

3. LEGAL DESCRIPTION: 15 - 19 SOUTH SIDE
Lot(s) Block(s) Addition

4. PRESENT ZONING: B2 - RETAIL AND COMMERCIAL BUSINESS
Zoning District Title

PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
Zoning District Title

5. APPLICANTS REQUEST FOR ZONING CHANGE IS AS FOLLOWS:

REQUEST IS TO REZONE FROM B2 TO A PD. THE
MAJORITY OF THE PD WILL BE ATTACHED RESIDENTIAL
WITH LIMITED COMMERCIAL (RETAIL/RESTAURANT/OFFICE)

FRONTING ON HARBIN STREET.
(Attach an additional sheet if necessary)

[Signature]
Signature of Applicant

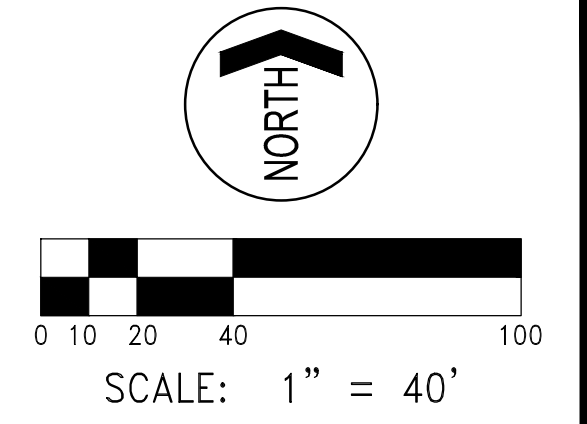
2-19-21
Date

[Signature]
Signature of City Official Received

2-23-21
Date Received

SITE PLAN NOTES:

1. APPROXIMATE AREA OF SITE IS 5.55 ACRES.
2. PROPOSED ZONING FOR SITE IS "PD".
3. THERE ARE 62 PROPOSED TOWNHOUSE UNITS IN 11 BUILDINGS. EACH BUILDING HAS A 1-CAR GARAGE PER UNIT.
4. INTERIOR STREETS SHALL HAVE A 50' WIDE PUBLIC RIGHT-OF-WAY WITH 31' WIDE (BACK OF CURB) PAVED STREETS.
5. SETBACKS SHALL BE 25' ALONG EXTERIOR STREETS. SETBACKS SHALL BE 20' ALONG INTERIOR STREETS. REAR SETBACKS SHALL BE 15' MINIMUM. SIDE SETBACKS FOR BUILDINGS SHALL BE 5' MIN.
6. ALL AREAS NOT COVERED BY BUILDING FOOTPRINTS OR PAVING WILL BE GRASS OR VEGETATIVE COVER.
7. SURFACE FOR ALL PROPOSED PARKING & MANEUVERING AREAS SHALL BE ASPHALT OR CONCRETE.
8. NO PORTION OF THIS DEVELOPMENT SITE LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP 480220-0430-D (NOVEMBER 16, 2011).



SITE PLAN LEGEND	
	SITE BOUNDARY
	BUILDING SETBACK
	PROPOSED LOT LINES
	STREET RIGHT-OF-WAY
	PROPOSED STREET CENTERLINE
	EXISTING PAVING
	PROPOSED PAVING
	PROPOSED DETENTION POND

3465 CURRY LANE
ABILENE, TX 79606
325-695-1070

1508 SANTA FE DR, STE. 204
HEA, SANTA FE, N.M. 87501
817-594-8680

1014 BROADWAY STREET
LUBBOCK, TX 79401
806-368-6375

JACOB MARTIN

FIRM # F-2448

KEEWAYDIN DEVELOPMENTS, LLC.
TARLETON CROSSING

CONCEPT PLAN

NO.	REVISION	DATE	SCALE	1" = 40'
			PROJECT #	21212
			DESIGNED	K.R.
			DRAWN	K.R.
			CHECKED	T.F.
SHEET 1				
SEQ.				

BAR IS ONE INCH IN LENGTH ON ORIGINAL SCALE & ADJUST ACCORDINGLY.

X:\CM_KeeWaydin_Developments\21212-Tarleton Crossing - KeeWaydin\Drafting\PRELIM-TOWNHOME-SITE_2021-02-22.dwg

TARLETON STREET TOWNHOMES

FROM THE LOW \$200'S



Item 3.



THE PROPERTY

- Perfect mix of space and affordability
- Nestled perfectly in downtown Stephenville, Tx

PROPERTY FEATURES

- 1654 square feet
- 3 bedrooms
- 2 1/2 baths
- 2 story entry way
- 1 car garage
- Hardwood floors
- Solid wood cabinets
- Quartz stone counters
- Subway tile backsplash
- Stainless steel appliances

KEEWAYDIN DEVELOPMENTS, LLC

159 S Graham St.
Stephenville, Tx.
76401
630-327-8306

keewaydindevelopments.com





PROPERTY FEATURES

- Custom oak stair rails
- Decorative mirrors
- 1st floor powder room
- Custom closet shelving
- Backs up to Bosque R. trail
- Barn style exterior lighting
- 10'x10' Concrete patio
- Fully landscaped
- Automatic irrigation system

Item 3.



BUILDING STRONGER COMMUNITIES