



## PLANNING AND ZONING COMMISSION MEETING

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City Hall Council Chambers, 298 W. Washington  
Wednesday, June 21, 2023 at 5:30 PM

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### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, June 21, 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  
Nick Robinson  
Mary Beach-McGuire

Allen Barnes  
Justin Allison  
Tyler Wright, Alternate 1

**COMMISSIONERS ABSENT:** Paul Ashby

**OTHERS ATTENDING:** Tina Cox, Commission Secretary

### CALL TO ORDER

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

### MINUTES

**1. Consider Approval of Minutes – April 19, 2023**

MOTION by Allen Barnes, second by Brian Lesley to approve the minutes for April 19, 2023. MOTION CARRIED by unanimous vote.

### PUBLIC HEARING

**2. Case No.: RZ2023-005**

Applicant Ryan Studdard, representing Aaron Caulder, is requesting a rezone of property located at 711 Miller, Parcel R32523, being Acres 0.177, S5000 J.W. MILLER ADDITION;, BLOCK 2;, LOT 1 of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (R-1.5) Single-Family Residential District.

Tina Cox, Planning Coordinator, briefed the commission on the rezone request. She stated that the applicant is requesting a rezone which conforms to the future land use designation in respect to

residential use, however, R-1.5 allows a smaller lot dimension of 50x100 and the construction of a single-family home no less than 1,000 square feet. The adjacent property located at 715 Miller was recently rezoned to R-1 Single-Family Residential District and the properties at 745 and 751 Miller have been rezoned to R-1.5, Single-Family Residential District. Ms. Cox concluded by stating that staff has no objections to this rezone request and for the record, an anonymous phone call from a citizen who expressed her concerns regarding sight visibility being that this is a corner lot and general issues.

Commissioner Wright requested clarification regarding possible sight issues and Chairperson LaTouche inquired as to why the applicant was requesting an R-1.5 instead of an R-1 zoning. Ms. Cox stated that the total square footage of the property totaled 7,000 square feet and the R-1 zoning requires the lot to be a minimum of 7,500 square feet.

Mr. Studdard was present to answer the Commissioners questions.

Chairperson LaTouche opened a public hearing at 5:35 PM.

No one spoke in favor of the rezone request.

The public hearing was closed at 5:35 PM.

MOTION by Mary Beach-McGuire, second by Brian Lesley, to recommend approval to the City Council for the rezone of property located at 711 Miller, Parcel R32523, being Acres 0.177, S5000 J.W. MILLER ADDITION,, BLOCK 2;, LOT 1 of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (R-1.5) Single-Family Residential District. MOTION CARRIED by a unanimous vote.

**ADJOURN**

The meeting was adjourned at 5:36 PM.

APPROVED:

ATTEST:

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Lisa LaTouche, Chair

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Tina Cox, Commission Secretary