



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, April 17, 2024 at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, April 17, 2024, 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
Paul Ashby
Tyler Wright
Alan Nix
Justin Slawson – Alternate 1
James Stephenson – Alternate 2

COMMISSIONERS ABSENT: Bonnie Terrell

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 PM.

MINUTES

1. Consider Approval of Minutes – January 17, 2024

MOTION by Brian Lesley, second by Alan Nix to approve the minutes for January 17, 2024. MOTION CARRIED by unanimous vote of Commissioners that were present at the January 17, 2024 meeting.

REGULAR AGENDA

2. 2050 City of Stephenville Comprehensive Plan Update

Development Services Director Steve Killen briefed the Commissioners on the timeline and status of the final draft. In conclusion, Mr. Killen informed the Commissioners that there would be two separate workshops, set tentatively for May 2 and May 9, 2024.

PUBLIC HEARING

3. Case No.: RZ2024-003

Applicant Chad Williams is requesting a rezone of property located at 1709 W. Groesbeck, Parcel R33605, being BLOCK 8, LOT 19 of the South Side Addition to the City of Stephenville, Erath County, Texas from (Ind) Industrial to (R-1.5) Single Family Residential District.

Development Services Director, Steve Killen gave the following report: The aforementioned property has a current zoning of (Ind) Industrial and the Future Land Use for the property is designated as (R-1) Single Family Residential . The requested zoning to R-1.5 permits single-family homes to be built on lots with dimensions of 50x100. This parcel is roughly 55x150. Mr. Williams is requesting a rezone of the property to Single Family Residential (R-1.5) which will allow him to construct a residential home. Mr. Killen concluded his brief by stating staff supports this rezone request.

Chad Williams was present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 5:47 PM.

No one spoke in favor or against the rezone request.

Chairperson LaTouche closed the public hearing at 5:47 PM.

MOTION by Brian Lesley, second by Nick Robinson, to recommend approval to the City Council for the rezone of property located at 1709 W. Groesbeck, Parcel R33605, being BLOCK 8, LOT 19 of the South Side Addition to the City of Stephenville, Erath County, Texas from (Ind) Industrial to (R-1.5) Single Family Residential District. MOTION CARRIED by a unanimous vote.

ADJOURN

The meeting was adjourned at 5:49 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Tina Cox, Commission Secretary