



## PLANNING AND ZONING COMMISSION MEETING

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Virtual Meeting  
Wednesday, December 16, 2020 at 5:30 PM

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### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, December 16, 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 PRESENT:** Lisa LaTouche, Chairperson  
Brian Lesley, Vice Chairperson  
Metta Collier  
Justin Allison  
Cliff McCrury  
Bruce Delater (Alternate)

**COMMISSIONERS ABSENT:** Vance Wade  
Todd McEvoy

**OTHERS ATTENDING:** Steve Killen, Director of Development Services  
Karen Wilkerson, Commission Secretary

### CALL TO ORDER

Lisa LaTouche, Chair, 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**

### **4. Case No.: RZ2020-012**

**Applicant Marc Pace is requesting a rezone of property located at 1601 Swan, Lot 7, and 8, Block 7, of the South Side Addition, to the City of Stephenville, Erath County, Texas, from (I) Industrial to (R-3) Multi-family.**

Steve Killen, Director of Development Services, presented the staff report for RZ2020-012. The applicant's request was received for the November meeting. The application provided legal descriptions for the rezone request of three properties; however, only one physical address was noted. Consequently, only one of the three properties were listed in the legal notice for the November meeting. Staff is bringing the remaining properties back for approval in an effort to correct the administrative oversight.

Chairperson LaTouche opened the public hearing.

Bill Parker, with Fort Worth and Western Railroad, asked that the city would be made aware of the present drainage issue in the area. He asked that he be included on all site plan reviews once project has begun. Mr. Killen stated that the drainage would be addressed during the plan review process and that the railroad would be included in the discussions.

No one else 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 Brian Leslie, to approve Case No. RZ2020-012 and forward a positive recommendation to Council with the condition that the railroad be informed on all procedural issues that may or may not affect them. MOTION CARRIED by unanimous vote.

### **5. Case No.: RZ2020-013**

**Applicant Marc Pace is requesting a rezone of properties located at 1600 W Swan, Part of Lot 5, Block 14, South Side Addition, to the City of Stephenville, Erath County, Texas, from (I) Industrial to (R-3) Multi-Family.**

Steve Killen, Director of Development Services, presented the staff report. This case is related to RZ2020-012.

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. RZ2020-013 and forward a positive recommendation to Council with the condition that the railroad be informed on all procedural issue that may or may not affect them. MOTION CARRIED by unanimous vote.

**6. Case No.: RZ2020-014**

**Applicant Phuong Huang is requesting a rezone of properties located at 1125 S Alexander, A0196 Dupuy John B, to the City of Stephenville, Erath County, Texas, from (R-1) Single Family to (R-3) Multi-Family.**

Steve Killen, Director of Development Services, presented the staff report. The applicant recently purchased the property with the intentions to continue to use the existing single family home as a single family residence and build apartments on the back side of the property. The applicant met with staff last week. Several items were discussed in regards to the intended project, including access, setback requirements, demolition of existing accessory structures to provide space for the construction of the multifamily units and the need to replat, contingent upon the outcome of the request to rezone.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of.

Those speaking against via Zoom:

Brian Leslie – Who stated that he would be reframing from voting in regards to Case RZ2020-14  
Dolores Craig  
Jason Cochran

Letter read by Chairperson La Touche:

Russ McDaniel

All citizens that were speaking against Case RZ2020-14 voiced concerns regarding traffic issues, privacy issues and that it is a family neighborhood that includes children.

Chairperson LaTouche closed the public hearing.

MOTION by Metta Collier, second by Bruce Delater, to deny Case No. RZ2020-15 and forward a negative recommendation to Council.

**7. Case No.: RZ2020-015**

**Applicant Gary Lloyd is requesting a rezone of properties located at 2612 Lingleville Rd., Lot 1, Block 1, Latour Addition to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (B-2) Retail and Commercial Business.**

Steve Killen, Director of Development Services, presented the staff report. The applicant is requesting to construct mini storage buildings. It is not a permitted use for B-1, but is permitted in B-2. This parcel is supplied by an 8 inch city water main on Lingleville Highway. The sewer is in the vicinity, but not directly to this property, so this would possibly require some private easements.

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.

Brian asked Steve about what they are using for sewer. Lisa stated there is a septic system there. Brian stated he was concerned about building over the septic system. Steve stated that if it were approved, the Plan Review would address the issue regarding the septic system.

MOTION by Metta Collier, second by Brian Lesley, to deny Case No. RZ2020-15 and forward a negative recommendation to Council. MOTION FAILED by the following votes:

Ayes: Metta Collier, Cliff McCrury

Noes: Lisa LaTouche, Brian Lesley, Justin Allison, Bruce Delater

MOTION by Bruce Delater, second by Justin Allison, to approve Case No. RZ2020-015 and forward a positive recommendation to Council. MOTION CARRIED by unanimous vote.

#### **ADJOURN**

The meeting was adjourned at 5:50 p.m.

APPROVED:

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Lisa LaTouche, Chair

***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.***