



## PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 West Washington Street  
Wednesday, March 17, 2021 at 5:30 PM

### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, March 17, 2020, at 5:30 PM, in person and via 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

Justin Allison

Bruce Delater

**COMMISSIONERS ABSENT:**

Cliff McCrury

Vance Wade

Metta Collier

**OTHERS ATTENDING:**

Steve Killen, Director of Development Services

Tina Cox, Commission Secretary

### CALL TO ORDER

Chairperson Lisa LaTouche called the meeting to order.

### CONSIDER APPROVAL OF MINUTES

**1. Consider Approval of Minutes for October 10, 2020.**

MOTION by Bruce Delater, second by Brian Lesley, to approve the minutes for October 10, 2020.

MOTION CARRIED by unanimous vote.

### PUBLIC HEARINGS

**2. PUBLIC HEARING: Case No.: RZ2021-001**

**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**

Steve Killen, Director of Development Services, briefed the Commission on the case. This case presented in order to evaluate the conceptual plan and provide direction to the applicant in regards

to the Commission's desires for the project. 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.

Taylor Kanute, applicant, explained to the Commission that the desire was to develop the 7 acres on Harbin Drive which would consist of 5.5 acres to be set apart for 62 Townhomes and 1.5 acres for retail, restaurants and commercial. He presented to the commission for their review, a conceptual drawing that was modeled after townhomes that had been built on Floral Street in Stephenville earlier in the year.

Commissioner Leslie voiced his concern regarding water run-off and drainage pond placement.

No formal action was taken at this time.

**ADJOURN**

The meeting was adjourned at 5:48 p.m.

---

Lisa LaTouche, Chair

ATTEST:

---

Tina Cox, Commission Secretary