



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, October 16, 2024, at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, October 16, 2024 at 5:30 PM in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Planning and Zoning Commission 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
Tyler Wright
Justin Slawson
Bonnie Terrell
Nick Robinson
Brian Lesley
Paul Ashby

COMMISSIONERS ABSENT:

OTHERS ATTENDING: Jason King, City Manager
Wendy Rangel, Commission Secretary

CALL TO ORDER

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

CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

MINUTES

1. **Consider Approval of Minutes from September 18, 2024**

MOTION by Brian Lesley, seconded by Nick Robinson, to approve September 18, 2024, Minutes.

MOTION CARRIED unanimously.

REGULAR AGENDA

2. **Case No.: RP2024-002**

Applicant Zane Cole is Requesting a Replat of Property Located at 185 W Park St., Parcel R31466, Being Block 35, Lot 7 & 8 of the FREY FIRST ADDITION to the City of Stephenville, Erath County, Texas

City Manager Jason King presented this item to the Commission.

Commission Chair LaTouche opened the public hearing at 6:14 PM

No one spoke during this time.

Commission Chair LaTouche closed the public hearing at 6:14 PM

MOTION by Paul Ashby, second by Bonnie Terrell, to grant conditional approval of a Replat of Property Located at 185 W Park St., Parcel R31466, Being Block 35, Lot 7 & 8 of the FREY FIRST ADDITION to the City of Stephenville, Erath County, Texas.

MOTION CARRIED unanimously.

5. Case No.: RP2024-003

Applicant Zane Cole is Requesting a Replat of Property Located at 811 W Oak, Parcel R31133, Being Block 7, Lot 2 of the CROW STYLES ADDITION to the City of Stephenville, Erath County, Texas

City Manager Jason King presented this item to the Commission.

Commission Chair LaTouche opened the public hearing at 6:15 PM

No one spoke during this time.

Commission Chair LaTouche closed the public hearing at 6:15 PM

MOTION by Tyler Wright, second by Bonnie Terrell, to grant conditional approval of a Replat of Property Located at 811 W Oak, Parcel R31133, Block 7, Lot 2 of the CROW STYLES ADDITION to the City of Stephenville, Erath County, Texas.

MOTION CARRIED unanimously.

8. Case No.: RZ2024-013 - Pulled

Applicant John McCown, Representing George Grissom and Pete Muzyka, is Requesting a Rezone with a Simultaneous Platting of a Portion of the Property Located on CR 256, Parcel R19796, Being approximately 212 Acres of A0342 HUDSON H C; to the City of Stephenville, Erath County, Texas from AG, Agricultural District to R-1, Single Family District.

9. Case No.: RZ2024-014

Applicant Craig and Lisa Welch are Requesting a Rezone of Property Located at 432 Collins, Parcel R32536, Being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing

City Manager Jason King presented this item to the Commission.

Mr. Colby Pack was present to speak in regard to this item presented to the Commission.

Commission Chair LaTouche opened the public hearing at 6:18 PM

Debra G. was present to speak about her concerns regarding this case.

Commission Chair LaTouche closed the public hearing at 6:20 PM

MOTION by Nick Robinson, second by Tyler Wright, to recommend to City Council this rezone of property located at 432 Collins, Parcel R32536, being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing
MOTION CARRIED unanimously.

12. Case No. RZ2024-015

Applicant Solid Ace Holding, LLC, is Requesting a Rezone of Property Located at 981 Clinton, Parcel R30048, Being S4400 KIGHT SECOND ADDITION, BLOCK 2, LOT 10A & CITY ADDN, BLOCKK 99, LOT 1B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing.

City Manager Jason King presented this item to the Commission.

Commission Chair LaTouche opened the public hearing at 6:23 PM

Colby Pack was present to speak in regard to case number RZ2024-015.

Commission Chair LaTouche closed the public hearing at 6:24 PM

MOTION by Paul Ashby, second by Brian Lesley, to recommend to City Council this rezone of property located at 981 Clinton, Parcel R30048, being S4400 KIGHT SECOND ADDITION, BLOCK 2, LOT 10A & CITY ADDN, BLOCKK 99, LOT 1B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing.

MOTION CARRIED unanimously.

15. Case No.: RP2024-004

Applicant Craig and Lisa Welch are Requesting a Replat of Properties Located at 432 Collins, Parcel R32536, Being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B and 689 Race, Parcel R32534, Being BLOCK 1, LOT 1A, of the Millican & OTT ADDITION to the City of Stephenville, Erath County, Texas.

City Manager Jason King presented this item to the Commission.

Commission Chair LaTouche opened the public hearing at 6:27 PM

No one spoke during this time.

Commission Chair LaTouche closed the public hearing at 6:27 PM

MOTION by Brian Lesley, second by Nick Robinson, to approve with conditions the replat of properties located at 432 Collins, Parcel R32536, being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B and 689 Race, Parcel R32534, being BLOCK 1, LOT 1A, of the Millican & OTT ADDITION to the City of Stephenville, Erath County, Texas.

MOTION CARRIED unanimously.

18. Case No.: PD2022-003 – UPDATE OCTOBER 2024

Applicant Scott Allen, representing Stephenville Rentals LLC, is providing an update to the development schedule for the Planned Development located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas.

MOTION by Paul Ashby, second by Brian Lesley, to accept the updated schedule presented for the Planned Development located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas.

MOTION CARRIED unanimously.

19. Case No.: PD2022-004 – UPDATE OCTOBER 2024

Applicant Scott Allen, representing Stephenville Rentals LLC, is providing an update to the development schedule for the Planned Development located at 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition to the City of Stephenville, Erath County, Texas.

MOTION by Paul Ashby, second by Bonnie Terrell to accept the updated schedule presented for the Planned Development located at 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition to the City of Stephenville, Erath County, Texas.

MOTION CARRIED unanimously.

20. Consider Proposed Historic District Ordinance

On September 17, 2024, the Development Services Committee voted to assign the proposed ordinance to the Planning and Zoning Commission for a Public Hearing and subsequent recommendation to City Council.

City Manager Jason King presented this item to the Commission.

Dr. Rita Cook spoke in regard to the item presented to the Commission.

Commission Chair LaTouche opened the public hearing at 5:43 PM

Those who spoke in Opposition:

Julie Lowrance

Brady Pendleton

Kayleigh Caamano

Joseph Borges

Lauren Emmons

Those who spoke in Favor:

Scott Allen

Commission Chair LaTouche closed the public hearing at 5:59 PM

MOTION by Paul Ashby, second by Nick Robinson, to recommend City Council not adopt the Historic District Ordinance as it stands.

MOTION CARRIED by a vote of 6:1.

21. Consider Revisions to Certain Zoning Districts Relating to the Limitation of Occupancy by Unrelated Persons

City Manager Jason King presented this item to the Commission.

Commission Chair LaTouche opened the public hearing at 6:34 PM

No one spoke during this time.

Commission Chair LaTouche closed the public hearing at 6:34 PM

MOTION by Nick Robinson, second by Justin Slawson, to recommend the City Council adopt the proposed revision to certain zoning districts relating to the limitations of occupancy by unrelated people.

MOTION CARRIED unanimously.

ADJOURN

Commission Chair Lisa LaTouche adjourned the meeting at 6:34 PM

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Wendy Rangel, Commission Secretary