



PLANNING AND ZONING COMMISSION MEETING

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

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, January 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
Bonnie Terrell
Alan Nix
Justin Slawson – Alternate 1
James Stephenson – Alternate 2

COMMISSIONERS ABSENT: None

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.

Commission Secretary, Tina Cox, administered the Oath of Office to Brian Lesley, Bonnie Terrell, Alan Nix, Justin Slawson and James Stephenson.

ELECTION OF OFFICERS

Nomination for Chair. MOTION by Alan Nix, second by Nick Robinson, to nominate Lisa LaTouche for Chair. MOTION CARRIED by unanimous vote.

Nomination for Vice-Chair. MOTION by Alan Nix, second by Nick Robinson, to nominate Brian Lesley for Vice-Chair. MOTION CARRIED by unanimous vote.

MINUTES

1. Consider Approval of Minutes – December 20, 2023

MOTION by Brian Lesley, second by Nick Robinson to approve the minutes for December 20, 2023. MOTION CARRIED by unanimous vote of Commissioners that were present at the December 20, 2023 meeting.

PUBLIC HEARING

2. Case No.: RZ2024-001

Applicant Wayne Hayes is requesting a rezone for property located at 580 Race, being Parcel R32720, Acres 0.103, S5400 PARK PLACE ADDITION, BLOCK 2;, LOT 8A of the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (R-1) Single Family Residential.

Development Services Director, Steve Killen gave the following report: The aforementioned property has a current zoning of (B-2) Retail and Commercial District and the Future Land Use for the property is designated as (R-1) Single Family Residential . The applicant is requesting a rezone to Single Family Residential (R-1) which will allow him to remodel and utilize the current dwelling that is on the property. Director Killen informed the Commission that the applicant, Wayne Hayes, had acquired the property in 2015 and has been using it as a single-family residence since he did not know that the property was zoned as B-2. The adjacent building had housed a beauty salon, but that was no longer in use. Mr. Killen concluded his brief by stating that the rezone request aligns with the comprehensive plan as well as the future land use and staff supports this rezone request.

Wayne Hayes was not present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 5:37 PM.

No one spoke in favor or against the rezone request.

Chairperson LaTouche closed the public hearing at 5:37 PM.

MOTION by Paul Ashby, second by Nick Robinson, to recommend approval to the City Council for the rezone of property located at 580 Race, being Parcel R32720, Acres 0.103, S5400 PARK PLACE ADDITION, BLOCK 2;, LOT 8A of the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (R-1) Single Family Residential. MOTION CARRIED by a unanimous vote.

3. Case No.: RZ2024-002

Applicant Wayne Hayes is requesting a rezone for property located at 590 Race, being Parcel R32719, S5400 PARK PLACE ADDITION, BLOCK 2;, LOT 7A of the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (R-1) Single Family Residential.

Development Services Director, Steve Killen gave the following report: The aforementioned property has a current zoning of (B-2) Retail and Commercial District and the Future Land Use for the property is designated as (R-1) Single Family Residential . The applicant is requesting a rezone to Single Family Residential (R-1) which will allow him to remodel and utilize the current dwelling that is on the property. Director Killen informed the Commission that the applicant, Wayne Hayes, had acquired the property in 2015 and he did not know that the property was zoned as B-2. Mr. Killen concluded his brief by stating that the rezone request aligns with the comprehensive plan as well as the future land use and staff supports this rezone request.

Wayne Hayes was not present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 5:38 PM.

No one spoke in favor or against the request.

Chairperson LaTouche closed the public hearing at 5:38 PM.

MOTION by Brian Lesley, second by Nick Robinson, recommend approval to the City Council for the rezone of property located at 590 Race, being Parcel R32719, S5400 PARK PLACE ADDITION, BLOCK 2,, LOT 7A of the City of Stephenville, Erath County, Texas from (B-2) Retail and Commercial to (R-1) Single Family Residential.

MOTION CARRIED by a unanimous vote.

ADJOURN

The meeting was adjourned at 5:39 PM.

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Tina Cox, Commission Secretary