



City Council
Regular Meeting

Tuesday, March 4, 2025, 4:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

PRESENTATIONS AND RECOGNITIONS

1. Recognition of Community Partners - Pastor Bearden, Graham Street Church of Christ; Pastor Dittfurth, Cornerstone Assembly of God; and Mr. VW Stephens, City Limits.

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

2. Consider Approval of an Assessment Resolution for Steering Committee of Cities Served by Atmos
3. Order Cancellation of May 3, 2025 General Election

TAX INCREMENT REINVESTMENT ZONE

4. Recess to TIRZ Board Meeting
5. Reconvene to Regular City Council Meeting
6. Consider Approval of an Ordinance Approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Three, City of Stephenville, Texas, established pursuant to Chapter 311 of the Texas Tax Code

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

7. **Case No.: RZ2025-004**
Applicant Scott Allen, representing Stephenville Rentals, LLC., is requesting a Rezone for property located at 0. Forest, being Parcel R69044 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single-Family Housing, to (R-2.5), Integrated Housing.
8. **PUBLIC HEARING**
Case No. RZ2025-004

9. Consider Approval of Ordinance Rezoning Property Located at 0. Forest, being Parcel R69044 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from Single-Family Housing (R-1) to Integrated Housing (R-2.5)
10. **Case No.: RZ2025-005**
Applicant Scott Allen, representing Stephenville Rentals, LLC., is Requesting a Rezone for Property Located at 0. Forest, being Parcel R72455 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from One-Two Family Housing (R-2) to Integrated Housing (R-2.5)
11. **PUBLIC HEARING**
Case No. RZ2025-005
12. Consider Approval of Ordinance Rezoning Property Located 0. Forest, being Parcel R72455 of the AO515 Motley Willam Abstract of the City of Stephenville, Erath County, Texas from One-Two Family Housing (R-2) to Integrated Housing (R-2.5)
13. **Case No.: RZ2025-006**
Applicant Scott Allen, Representing Stephenville Rentals, LLC., is Requesting a Rezone for Property Located at 0. Forest, being Parcel R69040, BLK 155, Lot 17 (PT OF) of the S2600 City Addition to the City of Stephenville, Erath County, Texas from One-Two Family Housing (R-2) to Integrated Housing (R-2.5)
14. **PUBLIC HEARING**
Case No. RZ2025-006
15. Consider Approval of Ordinance Rezoning Property Located at 0. Forest, being Parcel R69040, BLK 155, Lot 17 (PT OF) of the S2600 City Addition to the City of Stephenville, Erath County, Texas from One-Two Family Housing (R-2) to Integrated Housing (R-2.5)
16. **Case No.: RZ2025-007**
Applicant Colby Pack, Representing Solid Ace Holdings, LLC., is Requesting a Rezone for Property Located at 1350 W. Cage, being Parcel R33659, BLK 23, Lot 3B of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from Multifamily Residential (R-3) to Integrated Housing (R-2.5)
17. **PUBLIC HEARING**
Case No. RZ2025-007
18. Consider Approval of Ordinance Rezoning Property Located at 1350 W. Cage, being Parcel R33659, BLK 23, Lot 3B of the S6200 South Side Addition to the City of Stephenville, Erath County, Texas from Multifamily Residential (R-3) to Integrated Housing (R-2.5)
19. Proposed Revisions to the B-2 Zoning District of Permitted and Conditional Uses

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, Chair

20. Development Services Committee Report from March 4, 2025
21. Consider Approval of the 40% Lot Coverage Limitation for Residential Uses

PUBLIC WORKS COMMITTEE

Alan Nix, Chair

22. Public Works Committee Report from March 4, 2025
23. Consider Approval of FY25-26 TXCDBG Professional Services Selection
24. Consider Approval of Resolution for Professional Services Selection for the FY25-26 TXCDBG Program
25. Consider Award of a Professional Services Agreement for the FY25-26 TXCDBG Program
26. Consider Approval of FY25-26 TXCDBG Downtown Revitalization / Main Street Grant Program
27. Consider Approval of Resolution for Administrative Services Selection for the FY25-26 TXCDBG Downtown Revitalization/Main Street Program
28. Consider Approval of Proposal for the Riverside Drainage Improvements Project

FINANCE COMMITTEE

David Baskett, Chair

29. Committee Report from March 4, 2025
30. Authorize City Manager to Negotiate Energy Contract for Beginning Term Date January 1, 2026
31. Consider Approval to Commit to Purchase a New Fire Engine
32. Consider Approval of Tree Removal at Clark Regional Airport by Jim's Tree Service
33. Consider Approval of Fee Schedule for Cross Timbers Legacy Center

FINANCIAL REPORTS

Monica Harris, Director of Finance

34. Monthly Budget Report for the Period Ending January 31, 2025

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

CONSENT AGENDA

35. Consider Approval of Minutes - February 4, 2025
36. Consider Acceptance of the 2024 W. Frey Street Maintenance - Chip Seal Project
37. Consider Approval of the Spillman Annual Maintenance Agreement
38. Consider Approval of Award of Bid ITB 3338 for (1) One 1-Ton Service Body pickup truck for Public Works

39. Consider Approval of Award of Bid ITB 3339 for (1) One Police Patrol Vehicle

40. Consider Approval of Annual Firefighter Medical Physicals

COMMENTS BY CITY MANAGER

COMMENTS BY COUNCIL MEMBERS

EXECUTIVE SESSION

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with

41. **Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **City Addition**

42. **Section 551.071 Consultation with Attorney** - to Consult Over a Pending or Contemplated Litigation

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

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.

EXECUTIVE SESSION NOTICE

Note: The Stephenville City Council may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session allowed under Chapter 551, Texas Government Code.