



City Council
Regular Meeting

Tuesday, May 6, 2025, 5:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

PRESENTATIONS AND RECOGNITIONS

1. Mayor's Youth Council Presentation by Council Historian
2. Recognition of Mayor's Youth Council Participants
3. Presentation of Tourism Friendly Certification
4. Presentation of Lifesaving Award to Stephenville Police Department Officer Colby Stone and Erath County Sheriff's Deputy Taylor Tully

CITIZENS GENERAL DISCUSSION

REGULAR AGENDA

5. Administer Oaths of Office to Newly Elected Council Members
6. Comments from Newly Elected Council Members
7. Election of Mayor Pro-Tem
8. Consider Approval of Stephenville Police Department (SPD)/Stephenville Fire Department (SFD) Fire Station 1 Mural Project
9. Consider Acceptance of the Airport Pump Station Expansion Project
10. Consider Approval of a Resolution Nominating FMC Technologies, Inc. at its 2825 W. Washington St., Stephenville, TX, Facility as a Qualified Enterprise Project, to be Eligible to Participate in the Texas Enterprise Zone Program
11. Consider Approval of TXDOT City Pride Sign Agreement

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

12. Application No.: RZ 8714

Megan Leatherwood Representing 500 Investment Corporation, is Requesting a Rezone of Property Located at 0 Alexander Road, Parcel R67158, Being Approximately 17.46 acres of the AO196 John B DUPUY Abstract of the City of Stephenville, Erath County, Texas from Single Family Residential (R-1) to Single Family 5,000 ft. (R-1.5)

13. **PUBLIC HEARING**

Application No.: RZ 8714

14. Consider Approval of Ordinance Rezoning Property Located at 0 Alexander Road, Parcel R67158, Being Approximately 17.46 acres of the AO196 John B DUPUY Abstract of the City of Stephenville, Erath County, Texas from Single Family Residential (R-1) to Single Family 5,000 ft. (R-1.5)

15. **Application No.: CUP 8737**

Trevor Hudson, Representing Michael Plank, Owner of NPH Ventures, LLC., is Requesting a Conditional Use Permit to Allow the Operation of an Auto Paint and Body Shop/Repair in a (B-2), Retail and Commercial District, for Property Known as 902 N Wolfe Nursery Rd, Parcel R72994, being Block 1, Lot 3 of the Doss Addition Phase 3 of the City of Stephenville, Erath County, Texas

16. **PUBLIC HEARING**

Application No.: CUP 8737

17. Consider Approval of Ordinance Approving Conditional Use Permit to Allow the Operation of an Auto Paint and Body Shop/Repair in a (B-2), Retail and Commercial District, for Property Known as 902 N Wolfe Nursery Rd, Parcel R72994, being Block 1, Lot 3 of the Doss Addition Phase 3 of the City of Stephenville, Erath County, Texas

18. **Committee Assignment 042025**

At the Request of a Local Developer, the Development Services Committee Considered the Revocation of the Land Use Regulation That Limits Lot Coverage of the Primary Structure to 40% of the Total Area of the Required Minimum Lot Dimensions for Residential Districts. Current Procedures Require a Board of Adjustment Variance to Allow the Footprint of the Primary Structure to Exceed the 40% Limitation.

19. **PUBLIC HEARING**

Committee Assignment 042025

20. Consider Approval of an Ordinance Repealing the Coverage Limitation of Primary Structure to 40 Percent of the Total Area of the Required Minimum Lot Dimensions for Residential Districts
21. Consider Authorizing the City Manager to Initiate Negotiations and Enter into a Professional Services Agreement with Kendig Keast Collaborative for Updating the City's Land Use Regulations

FINANCIAL REPORTS

Monica Harris, Director of Finance

22. Monthly Budget Report for the Period Ending March 31, 2025
23. Quarterly Investment Report for the Period Ending March 31, 2025

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

CONSENT AGENDA

24. Consider Approval of Corrected Minutes from March 4, 2025 - Regular Meeting
25. Consider Approval of Minutes from April 1, 2025 - Regular Meeting
26. Consider Approval of Minutes from April 15, 2025 - Special Meeting
27. Consider Approval of Auction Items

28. Consider Approval of Award of Bid ITB 3341 - ASO Truck
29. Approve Expenditure for Axon Body, Car, ALPR, and Interview Room Cameras
30. Approve the Donation of Police Equipment to the Eastland County Sheriff's Office
31. Approve the Donation of Police Equipment to the Jonesboro Independent School District Police Department.
32. Consider Approval of a Signatory Authority Resolution for FY25-26 TxCDBG Application Preparation

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

33. **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**
34. **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

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.

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.