



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: Steve Killen, Director of Development Services
Wendy Rangel, Commission Secretary

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

MINUTES

1. Consider Approval of Minutes from September 18, 2024

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

3. **PUBLIC HEARING**

Case No.: RP2024-002

4. Consider Approval of a Replat for 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
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
6. **PUBLIC HEARING**
Case No.: RP2024-003
7. Consider Approval of a Replat for 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
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
10. **PUBLIC HEARING**
Case No.: RZ2024-014
11. Consider Recommendation of Rezone for 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
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
13. **PUBLIC HEARING**
CASE No. RZ2024-015
14. Consider Recommendation of Rezone for 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
15. **Case No.: RP2024-004**
Applicant Solid Ace Holdings, LLC, is 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
16. **PUBLIC HEARING**
Case No.: RP2024-004
17. Consider Approval of a Replat for 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

18. 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 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas.

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.

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.

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

ADJOURN

APPROVED:

ATTEST:

Lisa LaTouche, Chair

Wendy Rangel, Commission Secretary