



REGULAR CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street
Tuesday, May 02, 2023 at 5:30 PM

AGENDA

CALL TO ORDER

PLEDGES OF ALLEGIANCE

INVOCATION

PRESENTATIONS AND RECOGNITIONS

Proclamation for a Day of Prayer

CITIZENS GENERAL DISCUSSION

PLANNING AND ZONING COMMISSION

Steve Killen, Director of Development Services

1. PUBLIC HEARING

Case No.: PD2023-001

Applicant Reagan Thompson, Representing TSU Catholic, LLC is Requesting a Rezone of Properties Located at 1292 W Washington, Parcel R77944, being BLOCK 134; LOTS 12;18;30B;31 (PTS OF) of the CITY ADDITION, 1334 W Washington, Parcel R30249, being BLOCK 134; LOT 40, ATM MACHINE of the CITY ADDITION, 1350 W Washington, Parcel R30251, being BLOCK 134; LOTS 1;5;28 of the CITY ADDITION, 1303 McNeill, Parcel R30272, being BLOCK 134; LOT 32 of the CITY ADDITION, 1345 McNeill, Parcel R30271, being BLOCK 134; LOT 31 (S150) of the CITY ADDITION, and 1353 McNeill, Parcel R30270, being BLOCK 134; LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1), Retail and Commercial (B-2) and Multi-Family Residential (R-3) to Planned Development (PD)

2. Consider Approval of Ordinance Rezoning Property Located at 1292 W Washington, Parcel R77944, being BLOCK 134; LOTS 12;18;30B;31 (PTS OF) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) and Retail and Commercial (B-2) to Planned Development (PD)
3. Consider Approval of Ordinance Rezoning Property Located at 1334 W Washington, Parcel R30249, Being BLOCK 134; LOT 40, ATM MACHINE of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) and Retail and Commercial (B-2) to Planned Development (PD)
4. Consider Approval of Ordinance Rezoning Property Located at 1350 W Washington, Parcel R30251, Being BLOCK 134; LOTS 1;5;28 of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Neighborhood Business (B-1) and Retail and Commercial (B-2) to Planned Development (PD)
5. Consider Approval of Ordinance Rezoning Property Located at 1303 McNeill, Parcel R30272, Being BLOCK 134; LOT 32 of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Multi-Family Residential (R-3) to Planned Development (PD)

6. Consider Approval of Ordinance Rezoning Property Located at 1345 McNeill, Parcel R30271, Being BLOCK 134; LOT 31 (S150) of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Multi-Family Residential (R-3) to Planned Development (PD)
7. Consider Approval of Ordinance Rezoning Property Located at 1353 McNeill, Parcel R30270, Being BLOCK 134; LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Multi-Family Residential (R-3) to Planned Development (PD)

8. PUBLIC HEARING

Case No.: RZ2023-03

Applicant Jackie Monk, is Requesting a Rezone of Property Located at 255 Park St., Parcel R30320, Being 0.610 Acres, S2600 CITY ADDITION; BLOCK 138; LOT 11 & LOT 1 (S PT OF 1) of the City of Stephenville, Erath County Texas from Retail & Commercial District (B-2) to Single Family Residential District (R-1)

9. Consider Approval of an Ordinance Rezoning Property Located at 255 Park St., Parcel R30320, Being 0.610 Acres, S2600 CITY ADDITION; BLOCK 138; LOT 11 & LOT 1 (S PT OF 1) of the City of Stephenville, Erath County Texas from Retail & Commercial District (B-2) to Single Family Residential District (R-1)

10. PUBLIC HEARING

Case No.: RZ2023-04

Applicant Ryan Hill with Shield Engineering Group, PLLC Representing Adam Phillips, is Requesting a Rezone of Property Located at 2290 W Tarleton, Parcel R30357, being 0.222 Acres, S2600 CITY ADDITION; BLOCK 139; LOT 16; (117.3X82.5 OF 16 TRACT 1) of the City of Stephenville, Erath County Texas from Neighborhood Business (B-1) to Multi-Family Residential District (R-3)

11. Consider Approval of Ordinance Rezoning Property Located at 2290 W Tarleton, Parcel R30357, being 0.222 Acres, S2600 CITY ADDITION; BLOCK 139; LOT 16; (117.3X82.5 OF 16 TRACT 1) of the City of Stephenville, Erath County Texas from Neighborhood Business (B-1) to Multi-Family Residential District (R-3)

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, Chair

12. Development Services Committee Report from April 18, 2023
13. Development Services Committee Report from May 2, 2023
14. Consider Approval of the Comprehensive Plan Advisory Committee

TOURISM AND VISITORS BUREAU COMMITTEE

LeAnn Durfey, Chair

15. Tourism and Visitors Bureau Committee Report from April 18, 2023
16. Consider Approval of an Ordinance Reinstating the Western Heritage Advisory Board

PARKS AND LEISURE SERVICES COMMITTEE

David Baskett, Chair

17. Parks and Leisure Services Committee Report from April 18, 2023
18. Consider Approval of Stephenville Parks and Recreation Master Plan

PUBLIC WORKS COMMITTEE

Mark McClinton, Chair

19. Public Works Committee Report from April 18, 2023

NOMINATIONS COMMITTEE

Lonn Reisman, Chair

20. Nominations Committee Report from April 18, 2023
21. Consider Approval of Council Rules of Procedure Updates

FINANCIAL REPORTS

Monica Harris, Director of Finance

22. Monthly Budget and Quarterly Investment Report for the Period Ending March 31, 2023

STEPHENVILLE ECONOMIC DEVELOPMENT AUTHORITY REPORT

Jeff Sandford, Executive Director

CONSENT AGENDA

23. Consider Approval of Minutes - April 4, 2023 - Regular Meeting
24. Consider Approval of Minutes - April 11, 2023 - Special Meeting
25. Consider Approval of Minutes - April 18, 2023 - Special Meeting
26. Consider Approval of Microsoft Software Agreement
27. Consider Approval of Easement for Oncor at Wastewater Treatment Plant
28. Consider Acceptance of the 377 Elevated Storage Tank Rehabilitation Project
29. Consider Approval of Asbestos Abatement Contract for 245 Belknap and 299 Belknap Properties

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

30. **Section 551.074 *Personnel Matters*** - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit:
 1. City Manager
 2. City Secretary
 3. City Attorney
31. **Section 551.071 *Consultation with Attorney*** - to Consult Over a Pending or Contemplated Litigation
32. **Section 551.072 *Deliberation Regarding Real Property*** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **Roberts Matthews Survey**
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 **S2600 City Addition**
34. **Section 551.072 *Deliberation Regarding Real Property*** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in the **JS Riggs Survey**
35. **Section 551.072 *Deliberation Regarding Real Property*** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **John W Bradley, Daniel Bell, Edward Bond, James Conger, M.S. Crow, W.D. Richardson, M.J. Leech, Hancock C. Smith, and Ira Foster Surveys**
36. **Section 551.087 *Deliberation Regarding Economic Development Negotiations*** - Project Reload

ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY

ADJOURN

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.