



## PLANNING AND ZONING COMMISSION MEETING

### CANCELLED DUE TO INCLEMENT WEATHER

---

City Hall Council Chambers, 298 W. Washington, Stephenville, Texas 76401  
Wednesday, February 17, 2021 at 5:30 PM

---

### AGENDA

#### CALL TO ORDER

#### REGULAR AGENDA

1. Oath of Office for Planning and Zoning Commissioners
2. Election of Chairperson and Vice Chairperson
3. Staff Update on Council Action Revising Waiver Decisions, Effective March 1, 2021

#### CONSIDER APPROVAL OF MINUTES

4. Minutes for December 16, 2020

#### PUBLIC HEARING

5. Public Hearing - Case No.: RZ2021-001

Applicant Keewaydin Development, Taylor Kanute, is requesting a rezone of properties located at 751 Miller, Parcel R32531, Lot 8, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (B-3) Central Business.

6. Public Hearing - Case No.: RZ2021-002

Applicant Keewaydin Development, Taylor Kanute, is requesting a rezone of properties located at 751 Miller, Parcel R32529, Lot 8, Block 2, Miller Addition, to the City of Stephenville, Erath County, Texas, from (B-1) Neighborhood Business to (B-3) Central Business.

7. Public Hearing - Case No.: RZ2021-003

Applicant Jeff Brady is requesting a rezone of properties located at 1290 Hyman, Parcel R33798, Lot 4, 4A and 4C, Block 35, South Side Addition, to the City of Stephenville, Erath County, Texas, from (R-1) Single Family to (R-3) Multi-Family.

8. Public Hearing - Case No.: RZ2021-004

Applicant Jeff Brady is requesting a rezone of properties located at 1270 Hyman, Parcel R33799, Lot 5, Block 35, South Side Addition, to the City of Stephenville, Erath County, Texas, from (R-1) Single Family to (R-3) Multi-Family.

9. Public Hearing - Case No.: RZ2021-005

Applicant Beau Mayo is requesting a rezone of properties located at 820 Alexander, Parcel R33804, Lot 7B, Block 35, South Side Addition, to the City of Stephenville, Erath County, Texas, from (R-1) Single Family to (R-3) Multi-Family.

10. Public Hearing - Case No.: SC2021-001

Abandonment of the 800 Blk. of N. Lillian Avenue

11. Public Hearing - Case No.: SC2021-002

Abandonment of an Undeveloped Portion of Shirley Street located between North Paddock and the Fort Worth and Western Railroad

12. Public Hearing - Case No.: SV2021-001

Applicant Mike's Westside Rental, is requesting a subdivision waiver from Section 155.6.11 – Sidewalk along County Road 257 (Peach Orchard), located at Parcel R23789, Lot 2, Block 1, Excels Addition, to the City of Stephenville, Erath County, Texas, from (R-1) Single Family to (R-3) Multi-Family.

13. Public Hearing - Case No.: SV2021-002

Applicant Mike's Westside Rental, is requesting a subdivision waiver from Section 155.6.04.M (1) – Curb and Gutter along County Road 257 (Peach Orchard), located at Parcel R23789, Lot 2, Block 1, Excels Addition, to the City of Stephenville, Erath County, Texas, from (R-1) Single Family to (R-3) Multi-Family.

14. Public Hearing - Case No.: SV2021-003

Applicant Mike's Westside Rental, is requesting a subdivision waiver from Section 155.6.04.M (1) – Curb and Gutter along Highway 377, located at Parcel R23789, Lot 2, Block 1, Excels Addition, to the City of Stephenville, Erath County, Texas, from (R-1) Single Family to (R-3) Multi-Family.

#### **ADJOURN**

*Notice is hereby given that members of the Planning and Zoning Commission may participate in this meeting via teleconference or videoconference as allowed by Governor's Order due to the COVID-19 pandemic. As allowed by this Order, a quorum may not be present in a physical location.*

*Pursuant to Section 418.108(g) of the Texas Government Code, a Declaration of Local Disaster issued on April 22, 2020, and in the interest of public health, the city has exercised its right to limit ingress and egress in public buildings. As such, the public will be allowed into city facilities to attend the meeting on a limited basis.*

*Those wishing to address the Planning and Zoning Commission may do so in person. Written correspondence may also be mailed to City Hall or emailed to Steve Killen, Director of Development Services, at [skillen@stephenvilletx.gov](mailto:skillen@stephenvilletx.gov). Written correspondence must be received by 3:00 p.m. on February 17, 2021. For alternate arrangements, please contact Mr. Killen at least 48 hours prior to the meeting.*

*The meeting is available for viewing via livestream on the City's Facebook Page (City of Stephenville – City Hall).*

*Persons wishing to testify via zoom may use the following information:*

*Dial (346) 248-7799 and enter Meeting ID: 980 1034 4036 and Password: 836763. You will be required to provide information relating to your identity prior to testimony.*

*Or, you may use the following link to testify via virtual meeting:*

<https://zoom.us/j/98010344036?pwd=SHRNT3poNmhLK2lOSGFLWmdyRUNmUT09>

***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.***

**CANCELLED**