

# STEPHENVILLE

## SPECIALLY CALLED PLANNING AND ZONING COMMISSION MEETING

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City Hall Council Chambers, 298 W. Washington  
Monday, December 4, 2023 at 5:30 PM

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### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Monday, December 4, 2023, at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Specially Called Business 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  
Brian Lesley, Vice Chair  
Nick Robinson  
Justin Allison  
Tyler Wright  
Mary Beach-McGuire  
Bonnie Terrel, Alternate 1

**COMMISSIONERS ABSENT:** Paul Ashby

**OTHERS ATTENDING:** Steve Killen, Director of Development Services  
Tina Cox, Commission Secretary

### CALL TO ORDER

Chairperson LaTouche called the meeting to order at 5:30 PM.

### PUBLIC HEARING

1. **Case No.: RZ2023-009**

**Applicant Oncor Electric Delivery Company LLC, representing Kam Woon Ip, is requesting a rezone for property located at W Lingleville Rd, being Parcel R22664, Acres 11.918, A0520 MENEFFEE JARRETT; of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (IND) Industrial.**

Development Services Director, Steve Killen, briefed the Commissioners on the rezone request. Mr. Killen stated that the property has current zoning of (B-1) Neighborhood Business. The Future Land Use for this property is designated as (B-1) Neighborhood Business. The applicants are requesting the rezone in order to have outside storage and offices. Director Killen explained to the Commissioners that the rezone request is only applicable to the portion of the parcel being acquired by Oncor and as illustrated in the conveyance plat. The existing zoning will remain intact for the portion of the parcel that is not included in the conveyance. Mr. Killen concluded that staff supports the rezone request.

Thomas Fletcher and Marissa Volk with Kinley Horn as well as Pat Ann Wilson, representing Oncor, were present to answer the Commissioners' questions.

Chairperson LaTouche opened a public hearing at 5:33 PM.

No one spoke in favor of the rezone request.

Alan Nix, 113 Ben Hogan , representing West Side Church of Christ, spoke against the rezone request.

The public hearing was closed at 5:38 PM.

City Manager, Jason King, and Development Services Director, Steve Killen, as well as Mr. Fletcher and Ms. Wilson responded to the questions and concerns posed by Mr. Nix.

MOTION by Mary Beach-McGuire to recommend approval to the City Council for the rezone request FAILED due to lack of a second.

MOTION by Mary Beach-McGuire, second by Nick Robinson to make a recommendation to City Council to deny the rezone request for the property located at W Lingleville Rd, being Parcel R22664, Acres 11.918, A0S20 MENELEE JARRETT; of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (IND) Industrial. MOTION FAILED to receive a majority vote and therefore, the case will be forwarded to Council without a recommendation.

NOES: Tyler Wright, Mary Beach-McGuire, Lisa LaTouche, Bonnie Terrell

AYES: Justin Allison, Brian Lesley, Nick Robinson

**2. Case No.: RZ2023-010**

**Applicant Oncor Electric Delivery Company LLC, representing Allen Real Properties LTD is requesting a rezone for property located at W Lingleville Rd, being Parcel R22557, Acres 10.925, A0520 MENELEE JARRETT; of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (IND) Industrial.**

Development Services Director, Steve Killen, briefed the commissioners on the rezone request. Mr. Killen stated that the property has current zoning of (B-1) Neighborhood Business. The Future Land Use for this property is designated as (B-1) Neighborhood Business. The applicants are requesting the rezone in order to have outside storage and offices. Director Killen explained to the Commissioners that the rezone request is only applicable to the portion of the parcel being acquired by Oncor and as illustrated in the conveyance plat. The existing zoning will remain intact for the portion of the parcel that is not included in the conveyance. Mr. Killen concluded that staff supports the rezone request.

Thomas Fletcher and Marissa Volk with Kinley Horn as well as Pat Ann Wilson, representing Oncor, was present to answer the Commissioners' questions.

Chairperson LaTouche opened a public hearing at 6:01 PM.

Danny Clark, 1611 N Dale, spoke in favor of the rezone request.

Rhett Harrison, 1735 N Dale, spoke against the rezone request.

The public hearing was closed at 6:07 PM.

MOTION by Brian Lesley, second by Nick Robinson, to recommend approval to the City Council for the rezone of property located at W Lingleville Rd, being Parcel R22557, Acres 10.925, A0520 MENELEE JARRETT; of the City of Stephenville, Erath County, Texas from (B-1) Neighborhood Business to (IND) Industrial. MOTION CARRIED with a 5 to 2 vote.

AYES: Tyler Wright, Mary Beach-McGuire, Lisa LaTouche, Brian Lesley, Bonnie Terrell

NOES: Justin Allison, Nick Robinson

**3. Case No.: CP2023-001**

**Applicant Oncor Electric Delivery Company LLC, representing Kam Woon Ip and Allen Real Properties LTD is requesting a conveyance plat of properties located at W Lingleville Rd, being Parcel R22664, Acres 11.918, A0520 MENELEE JARRETT and W Lingleville Rd, being Parcel R22557, Acres 10.925, A0520 MENELEE JARRETT of the City of Stephenville, Erath County, Texas.**

Development Services Director, Steve Killen, informed the Commissioners that Oncor Electric Delivery Company LLC is proposing a conveyance plat in order to acquire portions of Parcels R22664 and R22557. The applicant has submitted a Conveyance Plat that has been reviewed by staff. Staff is requesting the Planning and Zoning Commission grant Approval of the Conveyance Plat for subdivision and recordation purposes only as outlined in Section 155.4.12 of the City of Stephenville's Subdivision ordinance.

Thomas Fletcher and Marissa Volk with Kinley Horn as well as Pat Ann Wilson, representing Oncor, was present to answer the Commissioners' questions.

Chairperson LaTouche opened a public hearing at 6:13 PM.

No one spoke in favor or against the conveyance plat request.

The public hearing was closed at 6:13 PM.

MOTION by Brian Lesley, second by Nick Robinson, to approve the Conveyance Plat as submitted for properties located at W Lingleville Rd, being Parcel R22664, Acres 11.918, A0520 MENELEE JARRETT and W Lingleville Rd, being Parcel R22557, Acres 10.925, A0520 MENELEE JARRETT of the City of Stephenville, Erath County, Texas. MOTION CARRIED with a vote of 6 to 1 with Justin Allison casting the dissenting vote.

**ADJOURN**

The meeting was adjourned at 6:14 PM.

APPROVED:

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Lisa LaTouche, Chair

ATTEST:

  
Tina Cox, Commission *tarv*