



## SPECIAL CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street  
Tuesday, June 28, 2022 at 5:30 PM

### MINUTES

The City Council of the City of Stephenville, Texas, convened on Tuesday, June 28, 2022 at 5:30 PM, in the City Hall Council Chambers, for the purpose of a Special Council 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:

**COUNCIL PRESENT:** Mayor Doug Svien  
Council Member LeAnn Durfey  
Council Member Justin Haschke  
Council Member Darron Trussell  
Council Member Robert "Bob" Newby  
Mayor Pro Tem Ricky Thurman  
Council Member Gerald Cook  
Council Member David Baskett  
Council Member Mark McClinton

**COUNCIL ABSENT:** None

**OTHERS ATTENDING:** Jason M. King, Interim City Manager  
Randy Thomas, City Attorney  
Terri Johnson, Interim City Secretary

#### CALL TO ORDER

Mayor Svien called the meeting to order at 5:30 PM.

#### PLANNING AND ZONING COMMISSION

##### 1. PUBLIC HEARING

Case No.: PD2022-005

**Applicant Tom Brooks, representing Covenant Legacy LLC, is requesting a rezone of property located at W FM8, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (PD) Planned Development. The rezone is for 7.664 acres of the 29.751 acres.**

Steve Killen, Director of Development Services, presented this item to the City Council. He stated that the current and future land designation of this property is Single Family residential. A petition in opposition to the requested rezoning has been submitted to the City with greater than 20% of signatures in the designated area. The requested Planned Development designation will result in a lower density of dwellings than what the future land use would allow as single family. Mr. Killen reported that the City's Planning and Zoning Commission heard the request at their meeting on June 15, 2022, and by a

vote of 4/2 recommended the City Council to approve the rezone request to Planned Development. He stated that the developer has not voiced or requested any variances or concessions on subdivision requirements other than the request to rezone.

Director Killen and Developer Immanuel Glocksins answered questions from the City Council. The Developer stated that the plan was to construct 24 one-bedroom units and 24 two-bedroom units for a total of 48 units. Occupants would be required to pay electricity costs and rent in the range of \$550-675 per month. Water, sewer, and trash costs would be included in the rental payments.

Mayor Svien opened the Public Hearing at 5:48 PM.

Persons speaking in opposition to the requested rezoning included:

Pam Boyles	106 Blue Jay Street
Neta Faye Howard	109 Blue Jay Street
Jim Bucher	101 Blue Jay Street
Aaron Grimmer	103 Blue Jay Street

The Mayor closed the Public Hearing at 6:17 PM.

**2. Consider Approval of an Ordinance Rezoning the Property Located at W FM8, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (PD) Planned Development. The rezone is for 7.664 acres of the 29.751 acres**

City Attorney Randy Thomas reminded the City Council that because a petition had been submitted in opposition of the requested rezoning, there would need to be at least seven Council Members voting in favor of the requested rezoning.

MOTION by Justin Haschke, second by Gerald Cook, to approve Ordinance No. 2022-O-17 rezoning 7.664 acres of the 29.751 acres located at W FM, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas, from (R-1) Single Family Residential to (PD) Planned Development. MOTION CARRIED by the following 7/1 vote. AYES: Durfey, Haschke, Trussell, Newby, Thurman, Cook, Baskett; NOES: McClinton.

## **REGULAR AGENDA**

### **3. PUBLIC HEARING**

**The City Council of the City of Stephenville is Considering the Voluntary Annexation of a Property in Response to a Petition Requesting Annexation by Area Landowners for a Tract of Land, being 47.554 Acres out of A804 of the Williams Survey, said Property Being Parcel No. R26347, Located at 0 N US 281 in Erath County, Texas.**

Interim City Manager Jason King briefed the City Council on the landowners' petitions for the voluntary annexation of this property.

The Mayor opened the Public Hearing at 6:27 PM.

There was no one present to speak on this item and the Mayor closed the Public Hearing at 6:28 PM.

**4. Consider Approval of an Ordinance Annexing 47.554 Acres out of A804 of the Williams Survey, Erath County, Texas, said Property Being Parcel No. R26347 Located at 0 N US 281**

MOTION by Ricky Thurman, second by Gerald Cook to approve Ordinance No. 2022-O-18 annexing 47.554 acres out of A804 of the Williams Survey, Erath County, Texas, said property being Parcel No. R26347 located at 0 N US 281. MOTION CARRIED with a unanimous vote.

The Mayor recessed the open session of the Special City Council Meeting at 6:28 PM to enter into Executive Session.

**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

- 5. **Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **South Side Addition**

Mayor Svien called the meeting into Executive Session at 6:32 PM.

The Executive Session was adjourned at 6:37 PM.

The Mayor reconvened the Special City Council Meeting at 6:38 PM.

**ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY**

- 5. **Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **South Side Addition**

MOTION by Mark McClinton, second by Robert "Bob" Newby, to enter a sales contract for real property discussed in Executive Session for the appraised amount plus associated fees and costs. MOTION CARRIED by a unanimous vote.

**ADJOURN**

The meeting was adjourned at 6:39 PM.

/s/ Doug Svien  
Doug Svien, Mayor

ATTEST:

/s/ Terri Johnson  
Terri Johnson, Interim City Secretary