



## PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington  
Wednesday, August 16, 2023 at 5:30 PM

### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, August 16, 2023 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular 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  
Allen Barnes  
Justin Allison  
Paul Ashby  
Mary Beach-McGuire  
Tyler Wright, Alternate 1

**COMMISSIONERS ABSENT:** N/A  
**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.

#### MINUTES

1. **Consider Approval of Minutes - July 19, 2023**  
MOTION by Allen Barnes, second by Brian Lesley to approve the minutes for July 19, 2023. MOTION CARRIED by unanimous vote.

#### REGULAR AGENDA

2. **Case No.: PD2023-002**  
**Applicant Ben Sanchez with Parkhill, representing Stephenville ISD is requesting a rezone of a property located at Wolfe Nursery Rd, Parcel R64240, being BLOCK 156; LOT 7 (PT OF) of the Acres 42.930, S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (CTS) City, Tarleton, School to (PD) Planned Development. The applicant will present a Conceptual Plan.**

Development Services Director, Steve Killen briefed the Commission regarding the applicant's conceptual plan. Mr. Killen gave a review of the project touching on the proposed parking and landscaping needs and requirements. Mr. Killen also brought to the Commission's attention that initially

tennis courts were included on the site plan and suggested that if those are to be included as a future phase addition, the Planned Development will need to reflect that. Mr. Killen concluded his brief by stating that City Manager Jason King wanted to comment on the proposed rezone and that Ben Sanchez with Parkhill Architecture and Engineering was present to answer any questions that the Commission may have.

Ben Sanchez, Landon Bell and David Finley from Parkhill Architect and Engineering firm presented their concept plan to the Commission.

A public hearing was not required in this case; however, Chairperson LaTouche opened the discussion in regard to the conceptual plan that was presented at 5:53 PM.

The following citizens voiced their concerns in regard to the proposed rezone:

Laura Gordey, 160 Brittain Circle  
Linda Hill, 140 Brittain Circle  
Rhett Harrison, 1735 N Dale  
Mary Lantz, 111 Brittain Circle  
Joe Thompson, 151 Brittain Circle

Chairperson LaTouche closed the public hearing at 6:03 PM.

Mr. King and Mr. Killen with the City of Stephenville as well as Mr. Sanchez, Mr. Bell, and Mr. Finley with Parkhill addressed many of the concerns that were voiced. No action was taken.

## **PUBLIC HEARING**

### **3. Case No.: P02022-001 - UPDATE**

**Applicant Emanuel Glockzin, representing Retirement Living for Seniors, LTD, pursuant to the requirements set forth by Section 154.08 of the City of Stephenville Zoning Ordinance, is presenting an update and requesting an extension of the development schedule for the Planned Development located at 0 W Lingleville Rd, Parcel R77868, 7.664 Acres of A0520 Menefee Jarrett, of the City of Stephenville, Erath County, Texas.**

Development Services Director, Steve Killen, reminded the Commissioners that on June 15, 2022, and by a vote of 4/2, the Commission recommended the City Council approve the rezoning request. Subsequently, on June 28, 2022, the City Council approved Ordinance No. 2022-0-17, rezoning the property from Single Family District (R-1) to Planned Development District (PD).

Mr. Killen, Development Services Director, informed the Commission that significant project delays occurred due to the developer having to obtain a driveway permit from TxDOT. That permit has been obtained and the civil reviews are in the process of being completed. Mr. Killen concluded his report with the reminder to the Commission that the city ordinance requires annual updates to the Commission. Because of the delays, an updated project schedule is necessary.

Mr. Glockzin was present to answer the Commissioners questions.

Chairperson LaTouche opened a public hearing at 6:24 PM.

No one spoke in favor or against the of the rezone update.

The public hearing was closed at 6:24 PM.

MOTION by Allen Barnes, second by Mary Beach McGuire, to recommend approval to the City Council to consider the modified Development Schedule as presented for the Planned Development located at 0 S. Harbin Drive, Parcel R73763, of SOUTH SIDE ADDITION, BLOCK 19; LOT 15 of the City of Stephenville, Erath County, Texas.. MOTION CARRIED by a unanimous vote.

**ADJOURN**

The meeting was adjourned at 6:25 PM.

APPROVED:

/S/ Lisa LaTouche  
Lisa LaTouche, Chair

ATTEST:

  
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Tina Cox, Commission Secretary