



## PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington  
Wednesday, November 20, 2024 at 5:30 PM

### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, November 20, 2024 at 5:30 PM in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Planning and Zoning Commission 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  
Tyler Wright  
~~Justin Slawson~~ JS - 12-18-24  
Bonnie Terrell  
Nick Robinson  
Brian Lesley  
Paul Ashby

**COMMISSIONERS ABSENT:** Justin Slawson

**OTHERS ATTENDING:** Steve Killen, Director of Development Services  
Wendy Rangel, Commission Secretary

#### CALL TO ORDER

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

#### CITIZENS GENERAL DISCUSSION

No statements made at this time.

#### MINUTES

1. Consider Approval of Minutes from October 16, 2024, and October 30, 2024

MOTION by Brian Lesley, SECOND by Bonnie Terrell to approval Minutes from October 16, 2024, as presented. Motion carried unanimously.

Consider Approval of Minutes from October 30, 2024

MOTION by Bonnie Terrell, SECOND Paul Ashby to approval Minutes from October 30, 2024, as presented. Motion carried unanimously.

#### REGULAR AGENDA

**2. Case No.: RZ2024-017**

Applicant Jonathan Powell, Representing PEACOCK INVESTMENTS, LLC., is Requesting a Rezone of Property Located at 1310 Dale Ave., Parcel R31191, Being S3250 DALE AVENUE NORTH ADDITION; BLOCK 1, LOT 29, to the City of Stephenville, Erath County, Texas from R-3, Multiple Family to R-2.5, Integrated Housing

This item was withdrawn by the applicant from the agenda.

**3. PUBLIC HEARING**

Case No.: RZ2024-017

This item was pulled from the agenda.

4. Consider Approval of Rezone for Property Located at 1310 Dale Ave., Parcel R31191, Being S3250 DALE AVENUE NORTH ADDITION; BLOCK 1, LOT 29, to the City of Stephenville, Erath County, Texas from R-3, Multiple Family to R-2.5, Integrated Housing

This item was pulled from the agenda.

**5. Case No.: PD2024-018**

Applicant Joel Allen, Representing Pecan Landing, LLC., is Requesting a Repeal of City Ordinance 2023-O-08 and will be Presenting a Conceptual Plan for a Planned Development of Property Located at 0 Forest Ln, Parcel R77510, Acres 36.765, A0515 MOTLEY WILLIAM, to the City of Stephenville, Erath County, Texas

This item was withdrawn by the applicant from the agenda.

**6. PUBLIC HEARING**

Case No.: RZ2024-018

This item was pulled from the agenda.

7. Consider Approval of the Repeal of City Ordinance 2023-O-08 and the Presented Conceptual Plan for a Planned Development of Property Located at 0 Forest Ln, Parcel R77510, Acres 36.765, A0515 MOTLEY WILLIAM, to the City of Stephenville, Erath County, Texas

This item was pulled from the agenda.

**8. Case No.: PD2021-003, 004 and 005 – UPDATE OCTOBER 2024**

Owner 598 Westwood, LLC., and Co-Owner Reese Flanagan, are Providing an Update to the Planned Development (PD) for Property Located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A, 7, part of 14 and 17, 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62, LOTS 4, part of 5 and 6B and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62, LOT 3, of the City of Stephenville, Erath County, Texas

Applicant Reese Flanagan presented an update to the timeline of the Planned Development as described.

9. Case No.: PD2021-003, 004 and 005 – UPDATE OCTOBER 2024

No public hearing for this item was needed.

10. Consider approval of the Update to the Planned Development (PD) for Property Located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A, 7, part of 14 and 17, 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62, LOTS 4, part of 5 and 6B and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62, LOT 3, of the City of Stephenville, Erath County, Texas

MOTION made by Paul Ashby, SECONDED by Brian Lesley to approve the Update to the Planned Development. Motion carried unanimously.

**ADJOURN**


Chairperson LaTouche adjourned meeting at 5:40PM.

APPROVED:

ATTEST:



Lisa LaTouche, Chair



Jacey Wood, Deputy City Secretary