



## PLANNING AND ZONING COMMISSION MEETING

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City Hall Council Chambers, 298 W. Washington  
Wednesday, November 16, 2022 at 5:30 PM

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### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, November 16, 2022 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  
Bruce Delater  
Nick Robinson  
Justin Allison  
Tom Hines

**COMMISSIONERS ABSENT:** Mary Beach McGuire  
Paul Ashby, Alternate 1

**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 p.m.

### MINUTES

1. **Consider Approval of Minutes -October 19, 2022**

MOTION by Nick Robinson, second by Bruce Delater to approve the minutes for October 19, 2022.  
MOTION CARRIED by unanimous vote.

### PUBLIC HEARING

2. **Case No.: RZ2022-025**

**Applicants Jonathan and Sylvia Hernandez are requesting a rezone of property located at 201 Ballow, Parcel R17533, being BLOCK 153; LOT 43 of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial Business District (B-2) to Muti-Family District (R-3).**

Development Services Director, Steve Killen briefed the Commission in regard to the case. Mr. Killen stated that the current zoning of B-2, Retail and Commercial District. The Future Land Use for this property is also designated as B-2, Retail and Commercial District. However, the applicant is requesting

rezone to market the property as R-3, Multifamily. The property is 0.93 acres with frontage of approximately 213' along Old Hico Road and 200' frontage along Ballow. Mr. Killen concluded his comments by informing the Commission that the existing uses in the area are single family residential, multifamily, and commercial.

Realtor Mica McEnroe with Ebby Holiday was present to answer any of the Commissioners questions.

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

No one spoke in favor or against the rezone request.

Chairperson LaTouche closed the public hearing at 5:33 PM.

MOTION by Brian Lesley, second by Nick Robinson, to recommend approval to the City Council for the rezone of property located at 201 Ballow, Parcel R17533, being BLOCK 153; LOT 43 of the CITY ADDITION to the City of Stephenville, Erath County, Texas from Retail and Commercial Business District (B-2) to Multi-Family District (R-3). MOTION CARRIED by a unanimous vote.

**3. Case No.: PP2022-001 - Pulled**

**Applicant Gregory Hopcus, representing Emanuel Glockzin with Retirement Living for Seniors, LTD, is requesting an approval of a Preliminary plat of property located at W FMS, Parcel R22552, of Menefee Jarrett to the City of Stephenville, Erath County, Texas.**

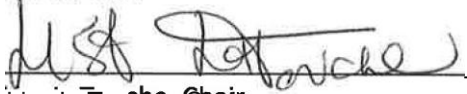
**4. Case No.: RP2022-011 - Pulled**

**Applicant Steven Lively is requesting a replat of property located at 905 E. Washington, Parcel R29901, being BLOCK 83; LOT 5 of the CITY ADDITION to City of Stephenville, Erath County, Texas.**

**ADJOURN**

The meeting was adjourned at 5:34 PM.

APPROVED:

  
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Lisa LaTouche, Chair

ATTEST:

  
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Tina Cox, Commission Secretary