



## PLANNING AND ZONING COMMISSION MEETING

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City Hall Council Chambers, 298 W. Washington  
Wednesday, October 18, 2023 at 5:30 PM

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### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, October 18, 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  
Justin Allison  
Paul Ashby  
Tyler Wright  
Bonnie Terrell - Alternate 1  
Justin Slawson - Alternate 2

**COMMISSIONERS ABSENT:** Mary Beach-McGuire  
Nick Robinson

**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 - September 20, 2023**

MOTION by Brian Lesley, second by Tyler Wright to approve the minutes for September 20, 2023.

MOTION CARRIED by unanimous vote of Commissioners that were present at the September 20, 2023 meeting.

**2. Consider Approval of Minutes - October 9, 2023**

MOTION by Brian Lesley, second by Paul Ashby to approve the minutes for October 9, 2023.

MOTION CARRIED by unanimous vote of Commissioners that were present at the October 9, 2023 meeting.

PUBLIC HEARING

3. Case No.: PD2022-003- UPDATE

**Applicant Scott Allen, representing Stephenville Rentals LLC, 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 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas.**

Development Services Director, Steve Killen briefed the Commission on the case. Mr. Killen reminded the Commission that on June 15, 2022, they met to hear the original case and by a unanimous vote, recommended the City Council approve the rezoning request. Subsequently, on July 5, 2022, the City Council approved Ordinance No. 2022-0-20, rezoning the property from Downtown District (Dr) to Planned Development District (PD) and per city ordinance, Planned Developments require annual updates be made to the Commission. Mr. Killen stated that according to Mr. Allen's updated timeline that was submitted, both units should be completed by April 2025.

Mr. Allen was not present to answer the Commissioners questions.

Chairperson Larouche opened the public hearing at 5:34 PM.

No one spoke in favor or against the development plan update request.

Chairperson Larouche closed the public hearing at 5:34 PM.

MOTION by Paul Ashby, second by Brian Lesley, to recommend the City Council approve the modified Development Schedule as presented for the Planned Development located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas. MOTION CARRIED by a unanimous vote.

4. Case No.: PD2022-004 - UPDATE

**Applicant Scott Allen, representing Stephenville Rentals LLC, 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 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition to the City of Stephenville, Erath County, Texas.**

Development Services Director, Steve Killen briefed the Commission on the case. Mr. Killen reminded the Commission that on June 15, 2022, they met to hear the original case and by a unanimous vote, recommended the City Council approve the rezoning request. Subsequently, on July 5, 2022, the City Council approved Ordinance No. 2022-0-21, rezoning the property from Downtown District (DT) to Planned Development District (PD) and per city ordinance, Planned Developments require annual updates be made to the Commission.

Mr. Allen was not present to answer the Commissioners questions.

Chairperson LaTouche opened the public hearing at 5:35 PM.

