



Planning & Zoning Commission
Regular Meeting

Wednesday, April 16, 2025, 5:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

APPROVAL OF MINUTES

Consider Approval of March 19, 2025 Meeting Minutes

1. Approval of March 19, 2025 Meeting Minutes

REGULAR AGENDA

2. Administer Oath of Office for James Stephenson, Place 7.

3. **Application No.: RZ 8714**

Megan Leatherwood representing 500 Investment Corporation, is requesting a rezone of property located at 0 Alexander Road, Parcel R67158, being approximately 17.46 acres of the AO196 John B DUPUY Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single Family Residential, to (R-1.5), Single Family 5,000 ft.

4. **PUBLIC HEARING**

Application No.: RZ 8714

5. Consider approval of a rezone for property located at 0 Alexander Road, Parcel R67158, being approximately 17.46 acres of the AO196 John B DUPUY Abstract of the City of Stephenville, Erath County, Texas from (R-1), Single Family Residential, to (R-1.5), Single Family 5,000 ft.

6. **Application No.: RZ 8739**

Applicant Kevin Maynard, representing M&F Project 1885 LLC., is requesting a rezone of property located at 164 E College, Parcel R29157, being Block 2, Lots B, C, and D of City Addition to the City of Stephenville, Erath County, Texas, from (DT), Downtown to (PD), Planned Development. The applicant will present a conceptual plan.

7. **PUBLIC HEARING**

Application RZ 8739

8. Provide comments regarding Conceptual Plan for property located at 164 E College, Parcel R29157, being Block 2, Lost B, C, and D of City Addition to the City of Stephenville, Erath County, Texas, from (DT), Downtown to (PD), Planned Development.

9. **Application No.: RP 8689**

Jason Nitschke is requesting a replat of property located at 791 N. Clinton, Parcel R33319, being Block 14, Lots 12 and 13 of the S5700 Shapard & Collins Addition of the City of Stephenville, Erath County, Texas.

10. **PUBLIC HEARING**

Application No.: RP 8689

11. Consider approval of a replat for property located at 791 N. Clinton, Parcel R33319, being Block 14, Lots 12 and 13 of the S5700 Shapard & Collins Addition of the City of Stephenville, Erath County, Texas.

12. **Application No.: CUP 8737**

Trevor Hudson, representing Michael Plank, owner of NPH Ventures, LLC., is requesting a Conditional Use Permit to allow the operation of an Auto Paint and Body Shop/Repair in a (B-2), Retail and Commercial District, for property known as 902 N Wolfe Nursery Rd, Parcel R72994, being Block 1, Lot 3 of the Doss Addition Phase 3 of the City of Stephenville, Erath County, Texas.

13. **PUBLIC HEARING**

Application No.: CUP 8737

14. Consider approval of a Conditional Use Permit to allow the operation of an Auto Paint and Body Shop/Repair in a (B-2), Retail and Commercial District, for property known as 902 N Wolfe Nursery Rd, Parcel R72994, being Block 1, Lot 3 of the Doss Addition Phase 3 of the City of Stephenville, Erath County, Texas.

15. **Committee Assignment 042025**

The Development Services Committee has tasked the Commission with the review and subsequent recommendation regarding the revocation of the land use regulation that limits lot coverage of the primary structure to 40% of the total area of the required minimum lot dimensions for residential districts.

16. **PUBLIC HEARING**

Committee Assignment 042025

17. Consider approval of the Commission to review and subsequently recommend the revocation of the land use regulation that limits lot coverage of the primary structure to 40% of the total area of the required minimum lot dimensions for residential districts.

ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.