



**Planning & Zoning Commission**  
Regular Meeting

Wednesday, August 20, 2025, 5:30 PM  
City Hall Council Chambers  
298 W Washington  
Stephenville, Texas 76401

**AGENDA**

**CALL TO ORDER**

**CITIZENS GENERAL DISCUSSION**

**APPROVAL OF MINUTES**

1. Consider approval of July 16, 2025 Meeting Minutes.

**REGULAR AGENDA**

2. **Application No.: RZ 9072**

Applicant Joel Allen, representing Allen Real Properties, LTD., is requesting a rezone of a portion of property located at 0 Northwest Loop, Parcel R22427, being approximately 3.66 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from "B-2", Retail and Commercial, to "R-2.5," Integrated Housing.

3. **Public Hearing**

**Application No.: RZ 9072**

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Consider approval of a rezone of a portion of property located at 0 Northwest Loop, Parcel R22427, being approximately 3.66 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from "B-2", Retail and Commercial, to "R-2.5," Integrated Housing.

5. **Application No.: PD 8998**

Applicant Malcolm Kanute, representing Keewaydin Developments and Rock Creek Property No 1, LLC., is requesting a rezone of property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas from "R-1", Single-Family Residential, to "PD", Planned Development. The applicant will present the Development Plan.

6. **Public Hearing**

**Application No.: PD 8998**

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Consider approval of a rezone of property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas from "R-1", Single-Family Residential, to "PD", Planned Development. The applicant will present the Development Plan.

8. **Application No.: RZ 9037**

Applicant William Lambert is requesting a rezone of property located at 1385 Swan, Parcel R33529, being S6200 SOUTH SIDE ADDITION, Block 10, Lots 2 & 3 of the City of Stephenville, Erath County, Texas from "IND", Industrial to "R-3", Multiple Family Residential.

9. **Public Hearing**

**Application No.: RZ 9037**

10. **Application No.: RZ 9037**

Consider approval of a rezone of property located at 1385 Swan, Parcel R33529, being S6200 SOUTH SIDE ADDITION, Block 10, Lots 2 & 3 of the City of Stephenville, Erath County, Texas from "IND", Industrial to "R-3", Multiple Family Residential.

11. **Application No.: FP 9070**

Applicant JT Hale, representing Oncor Electric Delivery, is requesting approval of a Final Plat of the property located at 2450 W. Lingleville Rd., Parcel R78331, being approximately 10.01 acres of the A0520 MENEFEER JARRETT of the City of Stephenville, Erath County, Texas.

12. **Public Hearing**

**Application No.: FP 9070**

13. **Application No.: FP 9070**

Consider approval of a Final Plat of the property located at 2450 W. Lingleville Rd., Parcel R78331, being approximately 10.01 acres of the A0520 MENEFEER JARRETT of the City of Stephenville, Erath County, Texas.

14. **Application No.: FP 9086 and FP 9087**

Applicant Reece Flanagan, representing Troy Kunkel of Tarleton Walk, LLC., is requesting approval of a Final Plat for Parcel R78299, being Ph 1 of Lillian Park Townhomes and Parcel R33522, being Blk. 8, lot 5,6,7,8 and Blk. 14, part of Lot 5 of the South Side Addition to the City of Stephenville, Erath County, Texas.

15. **Public Hearing**

**Application No.: FP 9086 and FP 9087**

16. **Application No.: FP 9086 and FP 9087**

Consider approval of a Final Plat for Parcel R78299, being Ph 1 of Lillian Park Townhomes and Parcel R33522, being Blk. 8, lot 5,6,7,8 and Blk. 14, part of Lot 5 of the South Side Addition to the City of Stephenville, Erath County, Texas.

**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.