



Planning & Zoning Commission
Regular Meeting

Wednesday, September 17, 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 Minutes from August 20, 2025

REGULAR AGENDA

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

Applicant Joel Allen, representing Allen Real Properties, LTD., is requesting approval of an Amended Plat with simultaneous rezoning 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. The portion of Parcel R22427 that is rezoned will become part of Parcel R77510, zoned R-2.5.

3. **Public Hearing**
Application No.: RZ 9072

4. **Application No.: RZ 9072**

Consider approval of an Amended Plat with simultaneous rezoning 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. The portion of Parcel R22427 that is rezoned will become part of Parcel R77510, zoned R-2.5.

5. **Application No.: PD 6199 – Front Porch PD Update**

Applicant Reagan Thompson, representing TSU Catholic, LLC., is providing an update to the Planned Development (PD) for property located at 1292 W Washington, Parcel R77944, being BLK. 134, LOTS 12;18;30B;31 (PTS OF), 1334 W Washington, Parcel R30249, being BLK. 134, LOT 40, ATM MACHINE, 1350 W Washington, Parcel R30251, being BLK. 134; LOTS 1;5;28, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (S150) and 1353 McNeil, Parcel R30270, being BLK. 1.34, LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

This item was pulled

6. **Public Hearing**
Application No.: PD 6199

This item was pulled

7. **Application No.: PD 6199 – Front Porch PD Update**

Provide comments on the update to the Planned Development (PD) for property located at 1292 W Washington, Parcel R77944, being BLK. 134, LOTS 12;18;30B;31 (PTS OF), 1334 W Washington, Parcel R30249, being BLK. 134, LOT 40, ATM MACHINE, 1350 W Washington, Parcel R30251, being BLK. 134; LOTS 1;5;28, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (S150) and 1353 McNeil, Parcel R30270, being BLK. 1.34, LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

This item was pulled

8. **Application No.: RZ 9109**

Applicant Beau Mayo, representing Erath Capital investments, LLC., is requesting a rezone of property located at 380 E. Elm , Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION to the City of Stephenville, Erath County, Texas from “R-2”, One and Two Family Residential, to “R-3”, Multiple Family Residential.

9. **Public Hearing**
Application No.: RZ 9109

10. **Application No.: RZ 9109**

Consider approval of a rezone of property located at 380 E. Elm , Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION to the City of Stephenville, Erath County, Texas from “R-2”, One and Two Family Residential, to “R-3”, Multiple Family Residential.

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.