



Planning & Zoning Commission
Regular Meeting

Wednesday, October 15, 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 September 17, 2025, Meeting Minutes

REGULAR AGENDA

2. **Application No. RZ 9195**

Applicant James Ralph Lee is requesting a rezone of property located at 0 CR 256, Parcel R71064, being BLK 149, Lot 2 (pt of) of the S2600 City Addition of the City of Stephenville, Erath County, Texas from "I" Industrial to "R-2.5" Integrated Housing.

3. **Public Hearing**

Application No. RZ 9195

4. **Application No. RZ 9195**

Consider approval of a rezone of property located at 0 CR 256, Parcel R71064, being BLK 149, Lot 2 (pt of) of the S2600 City Addition of the City of Stephenville, Erath County, Texas from "I" Industrial to "R-2.5" Integrated Housing.

5. **Application No. RZ 9196**

Applicant James Ralph Lee is requesting a rezone of property located at 0 CR 256, Parcel R19789, being approximately 29.9 acres of the AO342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas from "Ag" Agricultural, to "R-2.5" Integrated Housing.

6. **Public Hearing**

Application No. RZ 9196

7. **Application No. RZ 9196**

Consider approval of a rezone of property located at 0 CR 256, Parcel R19789, being approximately 29.9 acres of the AO342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas from "Ag" Agricultural, to "R-2.5" Integrated Housing.

8. **Application No.: RZ 9140**

Applicant Charles Vance Wade, representing WW Investments, LLC., is requesting a rezone of property located at 955 N Ollie, Parcel R77978, being BLK 5; LOT 4R of the S4400 KIGHT SECOND ADDITION of the City of Stephenville, Erath County, Texas from "R-2.5", Integrated Housing, to "R-3," Multiple Family Residential.

9. **Public Hearing**

Application No. RZ 9140

10. **Application No.: RZ 9140**

Consider approval of a rezone of property located at 955 N Ollie, Parcel R77978, being BLK 5; LOT 4R of the S4400 KIGHT SECOND ADDITION of the City of Stephenville, Erath County, Texas from "R-2.5", Integrated Housing, to "R-3," Multiple Family Residential.

11. **Application No.: RZ 9163**

Applicant Wyatt Thorp is requesting a rezone of property located at 587 Race, Parcel R32547, being BLK 2; LOTS 5 & 6A of the S5100 MILLICAN & OTT ADDITION of the City of Stephenville, Erath County, Texas from "R-1", Single Family Residential, to "R-2.5," Integrated Housing.

12. **Public Hearing**

Application No. RZ 9163

13. **Application No.: RZ 9163**

Consider approval of a rezone of property located at 587 Race, Parcel R32547, being BLK 2; LOTS 5 & 6A of the S5100 MILLICAN & OTT ADDITION of the City of Stephenville, Erath County, Texas from "R-1", Single Family Residential, to "R-2.5," Integrated Housing.

14. **Application No.: RZ 9189**

Applicant Jayton Cogburn, representing Richard J and Rebecca R Lieb, is requesting a rezone of property located at 615 College Farm Rd, Parcel R29924, being BLK 87; LOT 2B of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from "B-1", Neighborhood Business, to "R-2.5," Integrated Housing.

15. **Public Hearing**

Application No. RZ 9189

16. **Application No.: RZ 9189**

Consider approval of a rezone of property located at 615 College Farm Rd, Parcel R29924, being BLK 87;

LOT 2B of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from "B-1", Neighborhood Business, to "R-2.5," Integrated Housing.

17. **Application No.: PD 9075 – PD Update**

Applicant John Allender, representing Southwestern Pigeon Road, LLC., is providing an update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587, House and Barn; of the A0520 MENEFFEE JARRETT to the City of Stephenville, Erath County, Texas.

18. **Public Hearing**

Application No. PD 9075

19. **Application No.: PD 9075 – PD Update**

Provide comments regarding the update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587, House and Barn; of the A0520 MENEFFEE JARRETT 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.