



Planning & Zoning Commission
Regular Meeting

Wednesday, November 19, 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 October 15, 2025, Meeting Minutes

REGULAR AGENDA

2. **Application No.: RZ 9272**

Applicant Lee Bristow, representing Summer Moon Equity, is requesting a Rezone for property located at 957 Frey, Parcel R32202, being BLK 1, Lot 2B of the Kight Second Addition to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (R-3), Multifamily.

3. **Public Hearing**
Application No. RZ 9272

4. **Application No.: RZ 9272**

Consider approval of a rezone for property located at 957 Frey, Parcel R32202, being BLK 1, Lot 2B of the Kight Second Addition to the City of Stephenville, Erath County, Texas from (R-1), Single-Family Residential, to (R-3), Multifamily.

5. **Application No.: A 9119**

Applicant Earl Ingram, representing South Texas Cement, LLC., is requesting the assignment of Industrial Zoning for the recently annexed property known as 365 CR 177, Parcel R78588, being approximately 5.01 acres of the A0804 WILLIAMS M R Survey of the City of Stephenville, Erath County, Texas. With the assignment of zoning, the Commission is requested to recommend extension of the ETJ and subsequent revision of the Stephenville 2050 Comprehensive Plan.

6. **Public Hearing**
Application No. A 9119

7. **Application No.: A 9119**

Consider approval of the assignment of Industrial Zoning for the recently annexed property known as 365

CR 177, Parcel R78588, being approximately 5.01 acres of the A0804 WILLIAMS M R Survey of the City of Stephenville, Erath County, Texas. With the assignment of zoning, the Commission is requested to recommend extension of the ETJ and subsequent revision of the Stephenville 2050 Comprehensive Plan.

8. **Committee Assignment 11192025**

The Development Services Committee has tasked the Commission with the review and subsequent recommendation regarding the Home Occupation Guidelines of Section 154.03 of the Zoning Ordinance.

9. **Public Hearing**

Committee Assignment 11192025

10. **Committee Assignment 11192025**

Provide recommendation regarding the Home Occupation Guidelines of Section 154.03 of the Zoning Ordinance.

11. **Application No.: PD 9339 – PD Update**

Troy Kunkel, owner of 598 Westwood, LLC., and Co-Owner Reese Flanagan, are providing an update to the Planned Development (PD) for property located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A, 7, part of 14 and 17, 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62, LOTS 4, part of 5 and 6B and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62, LOT 3, of the City of Stephenville, Erath County, Texas.

12. **Public Hearing**

Application No. PD 9339 - Update

13. **Application No.: PD 9339 – PD Update**

Provide comments to the Planned Development (PD) for property located at 817 W. Washington, Parcel 29583 of CITY ADDITION, BLOCK 62, LOT 6A, 7, part of 14 and 17, 855 and 865 W. Washington, Parcel R29581, of CITY ADDITION, BLOCK 62, LOTS 4, part of 5 and 6B and 873 W. Washington, Parcel R29580, of CITY ADDITION, BLOCK 62, LOT 3, of 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.