



Planning & Zoning Commission
Regular Meeting

Wednesday, December 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 November 19, 2025, Meeting Minutes

REGULAR AGENDA

2. **Application No.: PP 9346**

Applicant Beau Mayo, representing Erath Capital Investments, LLC., is requesting a Preliminary Plat of property located at 1275 Ivy, Parcel R28919, being BLK 8, LOT 1&2 (W70 of 1&2) of the S2400 Cage Addition, 378 Elm, Parcel R28920, being BLK 8; LOT 1&2 (E70) of the S2400 CAGE ADDITION, 0 Elm, Parcel R78019, being BLK 8; 20'Alley of the S2400 CAGE ADDITION, 380 E Elm, Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION, 1273 Ivy, Parcel R28921, being BLK 8; LOT 3,4,5,6,7,8 of the S2400 CAGE ADDITION and 0 Bates, Parcel R29961, being BLK 92; LOT 3 (E PT OF) of the S2600 CITY ADDITION to the City of Stephenville, Erath County, Texas.

3. **Public Hearing**

Application No.: PP 9346

4. **Application No.: PP 9346**

Consider Conditional Approval as Presented of a Preliminary Plat of property located at 1275 Ivy, Parcel R28919, being BLK 8, LOT 1&2 (W70 of 1&2) of the S2400 Cage Addition, 378 Elm, Parcel R28920, being BLK 8; LOT 1&2 (E70) of the S2400 CAGE ADDITION, 0 Elm, Parcel R78019, being BLK 8; 20'Alley of the S2400 CAGE ADDITION, 380 E Elm, Parcel R28924, being BLK. 8; LOT 9&10 of the S2400 CAGE ADDITION, 1273 Ivy, Parcel R28921, being BLK 8; LOT 3,4,5,6,7,8 of the S2400 CAGE ADDITION and 0 Bates, Parcel R29961, being BLK 92; LOT 3 (E PT OF) of the S2600 CITY ADDITION to the City of Stephenville, Erath County, Texas.

5. **Application No.: PD 9361**

Applicant Alex Bryant, representing TSU Catholic, LLC., is presenting a Conceptual Plan for a 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, 1245 McNeill, Parcel R30278, being BLK 134, LOT 38A, 1255 McNeill, Parcel 30280, being BLK 134, Lots 38, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (S150), 1353 McNeil, Parcel R30270, being BLK. 134, LOT 30A and 1357 McNeill, Parcel 30269, being BLK 134; south 150 feet of LOT

29 of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

6. **Public Hearing**

Application No.: PD 9361

7. **Application No.: PD 9361**

Provide comments regarding the Conceptual Plan for a 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, 1245 McNeill, Parcel R30278, being BLK 134, LOT 38A, 1255 McNeill, Parcel 30280, being BLK 134, Lots 38, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (S150), 1353 McNeil, Parcel R30270, being BLK. 134, LOT 30A and 1357 McNeill, Parcel 30269, being BLK 134; south 150 feet of LOT 29 of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

8. **Application No.: PP 9362**

Applicants Kellan Black and Reece Flannagan, representing Pecan Landing Development, INC., are requesting a Preliminary Plat of property located at 0 Forest Ln, Parcel R78517, being 7.350 Acres of the A0515 MOTLEY WILLIAM Abstract to the City of Stephenville, Erath County, Texas.

9. **Public Hearing**

Application No.: PP 9362

10. **Application No.: PP 9362**

Consider approval of a Preliminary Plat of property located at 0 Forest Ln, Parcel R78517, being 7.350 Acres of the A0515 MOTLEY WILLIAM Abstract to the City of Stephenville, Erath County, Texas.

11. **Application No.: PP 9372**

Applicant Colby Pack, representing Solid Ace Holdings, LLC., is requesting a Preliminary Plat of property located at 1350 Cage, Parcel R33659, being BLK 23, LOT 3B of the SOUTH SIDE ADDITION to the City of Stephenville, Erath County, Texas.

12. **Public Hearing**

Application No.: 9372

13. **Application No.: PP 9372**

Approve Minor Plat for Applicant Colby Pack, representing Solid Ace Holdings, LLC., is requesting a Preliminary Plat of property located at 1350 Cage, Parcel R33659, being BLK 23, LOT 3B 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.