



**Planning & Zoning Commission**  
Regular Meeting

Wednesday, May 20, 2026, 5:30 PM  
City Hall Council Chambers  
298 W Washington  
Stephenville, Texas 76401

**AGENDA**

**CALL TO ORDER**

**CITIZENS GENERAL DISCUSSION**

**REGULAR AGENDA**

1. Consider approval of the April 15, 2026, Meeting Minutes
2. **Application No.: 2026 Abandonment of St. Peter Street**  
Consider the abandonment of St. Peter Street as discussed by the City Council in Executive Session on April 21, 2026.
3. **Public Hearing**  
Abandonment of St. Peter Street.
4. Consider Approval of the Abandonment of St. Peter Street as discussed by the City Council in Executive Session on April 21, 2026.
5. **Application No.: 2026 Abandonment of St. Felix Street**  
Consider the abandonment of St. Felix Street from Tarleton Street to Turner Street as discussed by the City Council in Executive Session on April 21, 2026.
6. **Public Hearing**  
Abandonment of St. Felix Street from Tarleton Street to Turner Street.
7. Consider Approval of the abandonment of St. Felix Street from Tarleton Street to Turner Street as discussed by the City Council in Executive Session on April 21, 2026.
8. **Application No.: FP 2026-9731**  
Applicant Reece Flanagan, representing Cowtown Properties, LLC., Iron Fund II, LLC., 598 Westwood LLC., is requesting approval of a Final Plat of property located at 855 W Washington St, Parcel R29581, being BLK 62; LOTS 4,5 and 6B (PT OF 5), 897 Washington St, Parcel R29579, being BLK. 62, LOT 2, 873 W. Washington, Parcel R29580, being BLK. 62, LOT 3, and 817 W. Washington, Parcel R29583, being BLK. 62, LOT 6A, 7, 14, 17, (PT. OF 14) of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.
9. **Public Hearing**  
Application No.: FP 2026-9731
10. Consider approval of a Final Plat of property located at 855 W Washington St, Parcel R29581, being BLK 62; LOTS 4,5 and 6B (PT OF 5), 897 Washington St, Parcel R29579, being BLK. 62, LOT 2, 873 W. Washington, Parcel R29580, being BLK. 62, LOT 3, and 817 W. Washington, Parcel R29583, being BLK. 62, LOT 6A, 7, 14, 17, (PT. OF 14) of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.
11. **Application No.: RP 2026-9734**  
Applicant Keith Dowell is requesting approval of a Replat of property located at 975 N McCart, Parcel

R28762, being BLK 2; LOT 5 of the S2300 BUTLER ADDITION of the City of Stephenville, Erath County, Texas.

12. **Public Hearing**

Application No.: RP 2026-9734

13. Consider approval of a Replat of property located at 975 N McCart, Parcel R28762, being BLK 2; LOT 5 of the S2300 BUTLER ADDITION of the City of Stephenville, Erath County, Texas.

14. **Application No.: RZ 2026-9643**

Applicant Mike McCown, representing C Winsett & Gail Reddoch, is requesting approval of a rezone of property located at 1042 PR 1428 Off Lockhart Rd., Parcel R22359, being approximately 42.750 acres of the A0515 MOTLEY WILLIAM: 2 House & Barns of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

15. **Public Hearing**

RZ 2026-9643

16. Consider approval of a rezone of property located at 1042 PR 1428 Off Lockhart Rd., Parcel R22359, being approximately 42.750 acres of the A0515 MOTLEY WILLIAM: 2 House & Barns of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

17. **Application No.: RZ 2026-9644**

Applicant Mike McCown, representing C Winsett & Gail Reddoch, is requesting approval of a rezone of property located at 1163 PR 1428 Off CR 498, Parcel R22380, being approximately 41.310 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

18. **Public Hearing**

RZ2026-9644

19. Consider approval of a rezone of property located at 1163 PR 1428 Off CR 498, Parcel R22380, being approximately 41.310 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

20. **Application No.: FP 2026-9571**

Applicant Wes Bishop, representing Alps-Stephenville LLC., is requesting approval of a Final Plat of property located at 3040 W Washington St., Parcel R77987, of the A0613 PEARSON HENRY of the City of Stephenville, Erath County, Texas.

21. **Public Hearing**

FP 2026-9571

22. Consider approval of a Final Plat of property located at 3040 W Washington St., Parcel R77987, of the A0613 PEARSON HENRY of the City of Stephenville, Erath County, Texas.

23. **Application No.: PP 2026-9732**

Applicant Alex Bryant, representing TSU Catholic, LLC., Barefoot Equity Partners, LLC., and Chris and DeAnne Martinelli, are requesting a Preliminary Plat 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.

24. **Public Hearing**

PP 2026-9732

25. Consider approval of a Preliminary Plat 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.
26. **Application No.: RP 2026- 9740**  
Applicant Westwood Professional Services, representing Howard M Rowe and Joyce Cheryl Boucher, is requesting approval of a Replat of property address 194 E Long, Parcel R29367, being BLK 39; Lot 3; 218 Long, Parcel R29379, being BLK 40; Lot 1B & 8; 465 S Graham, Parcel R29371, Being BLK 39; Lot 7; 531 S Graham, Parcel R29373, BLK 39; Lot 9,12,13,14 &(16x200 STRIP KNOWN AS HUNTER ST) and S. Graham, Parcel 29375, being BLK. 39, LOT 11 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.
27. **Public Hearing**  
RP 2026-9740
28. Consider approval of a Replat of property address 194 E Long, Parcel R29367, being BLK 39; Lot 3; 218 Long, Parcel R29379, being BLK 40; Lot 1B & 8; 465 S Graham, Parcel R29371, Being BLK 39; Lot 7; 531 S Graham, Parcel R29373, BLK 39; Lot 9,12,13,14 &(16x200 STRIP KNOWN AS HUNTER ST) and S. Graham, Parcel 29375, being BLK. 39, LOT 11 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.
29. **Application No.: PP 2026 -9704**  
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) 378 Elm, Parcel R28920, being BLK 8; LOT 1&2 (E70), 0 Elm, Parcel R78019, being BLK 8; 20 'Alley, 380 E Elm, Parcel R28924, being BLK. 8; LOT 9&10,1273 Ivy and Parcel R28921, being BLK 8; LOT 3,4,5,6,7,8 & MH and 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.
30. **Public Hearing**  
PP 2026-9704
31. Consider approval of a Preliminary Plat of property located at 1275 Ivy, Parcel R28919, being BLK 8, LOT 1&2 (W70 of 1&2) 378 Elm, Parcel R28920, being BLK 8; LOT 1&2 (E70), 0 Elm, Parcel R78019, being BLK 8; 20 'Alley, 380 E Elm, Parcel R28924, being BLK. 8; LOT 9&10,1273 Ivy and Parcel R28921, being BLK 8; LOT 3,4,5,6,7,8 & MH and 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.

**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.