



PLANNING & ZONING COMMISSION

MEETING MINUTES
REGULAR MEETING
MAY 20, 2026

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, May 20, 2026, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Planning & Zoning Commission Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

Commissioners Present:

Planning & Zoning Place 1 Tyler Wright
Planning & Zoning Place 2 Justin Slawson
Planning & Zoning Place 3 Lisa LaTouche
Planning & Zoning Place 6 Bryan Durant
Planning & Zoning Place 7 James Stephenson
Planning & Zoning Alt. Place 2 Bruce Delater

Commissioners Absent:

Planning & Zoning Place 4 Lisa Pendleton

Others Attending:

Steve Killen, Director of Development Services
Sarah Lockenour, City Secretary

Commission Chair Lisa LaTouche called the Planning & Zoning Commission to order at 05:30 PM.

CITIZENS GENERAL DISCUSSION

No one addressed the Commission at this time.

REGULAR AGENDA

1. Consider approval of the April 15, 2026, Meeting Minutes

MOTION by Justin Slawson, second by Bruce Delater, to approve the minutes as presented.
MOTION CARRIED unanimously.

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.

Director of Development Services Steve Killen gave the following report:

A Preliminary Plat was approved with conditions at the January 2025 Planning and Zoning Commission meeting. The project is nearing completion and acceptance of public improvements is anticipated in the near future. The site conforms to the original preliminary plat.

Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. Address all comments from May 1, 2026 review by Public Works
2. Submit Record Drawings and comply with final review to be conducted by Public Works.
3. Submit acceptance of public improvements letter issued by the Public Works department to Development Services upon receipt.
4. Ensure plat has all required language related to easements.
5. Show building setback lines.
6. Confirm that the 75' ingress/egress easement to Enserch Corporation shown on the Preliminary Plat is no longer required or recorded by separate instrument.
7. Verify access easement from Bob White is recorded by separate instrument.
8. Pay all fees related to the project.

Upon completion, the Final Plat may be submitted to the City for approval and subsequent recordation by the County Clerk's Office.

**21. Public Hearing
FP 2026-9571**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:33 PM.

No one spoke in favor or opposition regarding Application No. FP 2026-9571.

Chairperson Lisa LaTouche closed the Public Hearing at 5:33 PM.

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.

MOTION by Justin Slawson, second by James Stephenson, to approve the Final Plat of property located at 3040 W Washington St. with conditions as presented. MOTION CARRIED unanimously.

**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.**

Director of Development Services Steve Killen gave the following report:

The City has previously abandoned streets near and through the Tarleton State University campus for campus expansion or improvements.

Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting during Executive Session on April 21, 2026. The Planning and Zoning Commission is now charged with holding a public hearing and providing a recommendation to the City Council.

Staff recommends the Commission to recommend the City Council abandon the portion of St. Peter Street as authorized by Chapter 95 of the City of Stephenville Code of Ordinances.

**3. Public Hearing
Abandonment of St. Peter Street.**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:36 PM.

No one spoke in favor or opposition regarding abandonment of St. Peter Street.

Chairperson Lisa LaTouche closed the Public Hearing at 5:36 PM.

4. Consider Approval of the Abandonment of St. Peter Street as discussed by the City Council in Executive Session on April 21, 2026.

MOTION by Tyler Wright, second by Bryan Durant, to recommend the City Council abandon St. Peter Street as presented. MOTION CARRIED unanimously.

**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.**

Director of Development Services Steve Killen gave the following report:

The City has previously abandoned streets near and through the Tarleton State University Campus for campus expansion or improvements.

Chapter 95 of the City of Stephenville Code of Ordinances allows for the abandonment of streets and alleys by petition or council initiative. Council initiated such action at the regular business meeting during Executive Session on April 21, 2026. The Planning and Zoning Commission is now charged with holding a public hearing and providing a recommendation to the City Council.

Staff recommends the Commission to recommend the City Council abandon the portion of St. Felix Street as authorized by Chapter 95 of the City of Stephenville Code of Ordinances.

**6. Public Hearing
Abandonment of St. Felix Street from Tarleton Street to Turner Street.**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:37 PM.

No one spoke in favor or opposition regarding the abandonment of St. Felix Street.

Chairperson Lisa LaTouche closed the Public Hearing at 5:38 PM.

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.

MOTION by Bruce Delater, second by James Stephenson, to recommend the City Council abandon St. Felix Street as presented. MOTION CARRIED unanimously.

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.

Director of Development Services Steve Killen gave the following report:

This Planned Development was approved in December, 2021 and a Preliminary Plat was approved in November 2023. Vertical construction will begin upon completion and acceptance of public improvements. The site conforms to the original preliminary plat.

Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. Address all comments from May 5, 2026 review by Public Works
2. Submit Record Drawings and comply with final review to be conducted by Public Works.
3. Submit acceptance of public improvements letter issued by the Public Works department to Development Services upon receipt.
4. Ensure plat has all required language related to easements.
5. Preliminary Plat was approved for lots 1-22 and lots 23x-30x. Final Plat is showing lots 1-28 and lots 29-35x. Confirm any site modifications are deemed minor in nature.
6. Show all setbacks.
7. Verify all turn radii meet requirements of the FMO or provide agreement granted due to full sprinkling.
8. Provide HOA for review, approval and subsequent recordation.
9. Pay all fees related to the project.

Upon completion, the Final Plat may be submitted to the City for approval and subsequent recordation by the County Clerk's Office.

**9. Public Hearing
Application No.: FP 2026-9731**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:40 PM.

No one spoke in favor or opposition regarding Application No. FP 2026-9731.

Chairperson Lisa LaTouche closed the Public Hearing at 5:40 PM.

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.**

MOTION by James Stephenson, second by Justin Slawson, to approve Final Plat for property located at 855 W Washington with conditions as presented. MOTION CARRIED unanimously.

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.

Director of Development Services Steve Killen gave the following report:

This property was rezoned in April, 2025 to R-2.5, Integrated Housing.

Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Replat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. Address all comments from May 1, 2026 review by Public Works
2. Ensure plat has all required language related to easements.
3. Correct the rear setback to 15' per current zoning of R-2.5 Integrated Housing.
4. The 5' setback shown on the plat will limit the use for this property to single-family, only. Please add plat note.
5. Pay all fees related to the project.

Upon completion, the Replat may be submitted to the City for approval and subsequent recordation by the County Clerk's Office.

12. **Public Hearing**
Application No.: RP 2026-9734

Chairperson Lisa LaTouche entered into a Public Hearing at 5:42 PM.

No one spoke in favor or opposition regarding Application No. RP 2026-9734.

Chairperson Lisa LaTouche closed the Public Hearing at 5:42 PM.

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.**

MOTION by Tyler Wright, second by Bruce Delater, to approve the Replat of property located at 975 N McCart with conditions as presented. MOTION CARRIED unanimously.

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.

Director of Development Services Steve Killen gave the following report:

Mr. McCowan is requesting the rezone to allow the construction of single-family residences. If the rezone is approved, construction plans will be submitted to for staff review. A Final Plat will be presented for approval upon acceptance of public improvements.

To provide the City Council with a recommendation for the rezoning request. Under the Stephenville 2050 Comprehensive Plan, Future Land Use is designated as Complete Neighborhood.

**15. Public Hearing
RZ 2026-9643**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:45 PM.

No one spoke in favor or opposition regarding Application No. RZ 2026-9643.

Chairperson Lisa LaTouche closed the Public Hearing at 5:45 PM.

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.

MOTION by Justin Slawson, second by Bruce Delater, to recommend Rezone 2026-9643 to City Council as presented. MOTION CARRIED 5:1.

**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.**

Director of Development Services Steve Killen gave the following report:

Mr. McCowan is requesting the rezone to allow the construction of single-family residences. If the rezone is approved, construction plans will be submitted to for staff review. A Final Plat will be presented for approval upon acceptance of public improvements.

To provide the City Council with a recommendation for the rezoning request. Under the Stephenville 2050 Comprehensive Plan, Future Land Use is designated as Complete Neighborhood.

**18. Public Hearing
RZ2026-9644**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:48 PM.

No one spoke in favor or opposition regarding Application No. RZ 2026-9644.

Chairperson Lisa LaTouche closed the Public Hearing at 5:48 PM.

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.**

MOTION by James Stephenson, second by Bruce Delater, to approve Rezone 2026-9644 as presented. MOTION CARRIED 5:1.

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.

Director of Development Services Steve Killen gave the following report:

The properties related to this project were recently rezoned to Planned Development. Certain concessions were granted relating to the site plan. The applicant has now submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

Staff is recommending conditional approval of the Preliminary Plat upon completion of the following:

1. Address all comments from the April 28, 2026 review by Public Works.
2. The plat must conform to the Development Plan as adopted by City Ordinance 2026-0-07.
3. Structures may not be placed over easements.
4. Existing structures, with exception of the communications tower, must be removed according to the Development Plan.
5. Ensure all required Plat language is provided, include dedication of street statement.
6. Pay fees.
7. Final Plat to be recorded after acceptance of improvements and floodplain modeling.

24. **Public Hearing
PP 2026-9732**

Chairperson Lisa LaTouche entered into a Public Hearing at 5:51 PM.

No one spoke in favor or opposition regarding Application No.

Chairperson Lisa LaTouche closed the Public Hearing at 5:51 PM.

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.

MOTION by Bruce Delater, second by Tyler Wright, to approve the Preliminary Plat for property located at 1292 W Washington with conditions as presented. MOTION CARRIED 5:1.

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.

Director of Development Services Steve Killen gave the following report:

This property has been issued a single-family remodel permit. Any use outside of single family may require rezoning and modifications to the building to comply with fire protection and building codes.

Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the replat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. Address all comments from May 1, 2026 review by Public Works.
2. Ensure plat has all required plat language.
3. Show setbacks for single family residential for the B-3, Central Business District.
NOTE: This property will be limited to Single Family use per current remodel permit.
4. Dedicate Right-of-Way as required for Long Street and Graham Street.
5. Remove existing, commercial structures.
6. Pay all fees related to the project.

Upon completion, the Final Plat may be submitted to the City for approval and subsequent recordation by the County Clerk's Office.

27. **Public Hearing**
RP 2026-9740

Chairperson Lisa LaTouche entered into a Public Hearing at 5:57 PM.

No one spoke in favor or opposition regarding Application No. RP 2026-9740.

Chairperson Lisa LaTouche closed the Public Hearing at 5:57 PM.

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.**

MOTION by Justin Slawson, second by James Stephenson, to approve Replat for property located at 194 E Long with conditions as presented. MOTION CARRIED 5:1.

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.

Director of Development Services Steve Killen gave the following report:

The properties related to this project have been rezoned to Multifamily. Civil plans have been submitted and under review. The applicant has now submitted a Preliminary Plat that has been reviewed by staff. A Final Plat will be submitted to the Commission upon completion and acceptance of public improvements.

Staff is recommending conditional approval of the Preliminary Plat upon completion of the following:

1. Address all comments from the April 28, 2026 review by Public Works.
2. Structures may not be placed over easements.
3. Correct setback lines for R-3, Multifamily zoning (front = 25, rear = 20, side = 10, corner = 25).
4. Ensure all required Plat language is provided.
5. Pay fees.
6. Final Plat to be recorded after acceptance of improvements and floodplain modeling.

30. **Public Hearing
PP 2026-9704**

Chairperson Lisa LaTouche entered into a Public Hearing at 6:00 PM.

No one spoke in favor or opposition regarding Application No. PP 2026-9704.

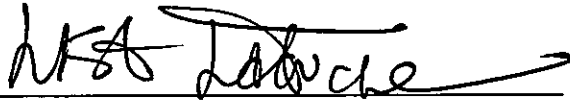
Chairperson Lisa LaTouche closed the Public Hearing at 6:01 PM.

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.**

MOTION by James Stephenson, second by Tyler Wright, to approve the Preliminary Plat for property located at 1275 Ivy with conditions as presented. MOTION CARRIED unanimously.

ADJOURN

Chairperson Lisa LaTouche adjourned the Planning & Zoning Commission at 06:01 PM



Lisa LaTouche, Chair

ATTEST:



Jan Graham, Commission Secretary

Cynthia Warren