



## PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington  
Wednesday, October 16, 2024 at 5:30 PM

### AGENDA

#### CALL TO ORDER

#### CITIZENS GENERAL DISCUSSION

#### MINUTES

1. Consider Approval of Minutes from September 18, 2024

#### REGULAR AGENDA

#### 2. Case No.: RP2024-002

Applicant Zane Cole is Requesting a Replat of Property Located at 185 W Park St., Parcel R31466, Being Block 35, Lot 7 & 8 of the FREY FIRST ADDITION to the City of Stephenville, Erath County, Texas

#### 3. PUBLIC HEARING

Case No.: RP2024-002

4. Consider Approval of a Replat for Property Located at 185 W Park St., Parcel R31466, Being Block 35, Lot 7 & 8 of the FREY FIRST ADDITION to the City of Stephenville, Erath County, Texas

#### 5. Case No.: RP2024-003

Applicant Zane Cole is Requesting a Replat of Property Located at 811 W Oak, Parcel R31133, Being Block 7, Lot 2 of the CROW STYLES ADDITION to the City of Stephenville, Erath County, Texas

#### 6. PUBLIC HEARING

Case No.: RP2024-003

7. Consider Approval of a Replat for Property Located at 811 W Oak, Parcel R31133, Being Block 7, Lot 2 of the CROW STYLES ADDITION to the City of Stephenville, Erath County, Texas

#### 8. Case No.: RZ2024-013 - Pulled

Applicant John McCown, Representing George Grissom and Pete Muzyka, is Requesting a Rezone with a Simultaneous Platting of a Portion of the Property Located on CR 256, Parcel R19796, Being approximately 212 Acres of A0342 HUDSON H C; to the City of Stephenville, Erath County, Texas from AG, Agricultural District to R-1, Single Family District

#### 9. Case No.: RZ2024-014

Applicant Craig and Lisa Welch are Requesting a Rezone of Property Located at 432 Collins, Parcel R32536, Being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing

#### 10. PUBLIC HEARING

Case No.: RZ2024-014

11. Consider Recommendation of Rezone for Property Located at 432 Collins, Parcel R32536, Being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing

**12. CASE No. RZ2024-015**

Applicant Solid Ace Holding, LLC, is Requesting a Rezone of Property Located at 981 Clinton, Parcel R30048, Being S4400 KIGHT SECOND ADDITION, BLOCK 2, LOT 10A & CITY ADDN, BLOCKK 99, LOT 1B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing

**13. PUBLIC HEARING**

CASE No. RZ2024-015

14. Consider Recommendation of Rezone for Property Located at 981 Clinton, Parcel R30048, Being S4400 KIGHT SECOND ADDITION, BLOCK 2, LOT 10A & CITY ADDN, BLOCKK 99, LOT 1B to the City of Stephenville, Erath County, Texas from R-1 Single Family to R-2.5 Integrated Housing

**15. Case No.: RP2024-004**

Applicant Solid Ace Holdings, LLC, is Requesting a Replat of Properties Located at 432 Collins, Parcel R32536, Being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B and 689 Race, Parcel R32534, Being BLOCK 1, LOT 1A, of the Millican & OTT ADDITION to the City of Stephenville, Erath County, Texas

**16. PUBLIC HEARING**

Case No.: RP2024-004

17. Consider Approval of a Replat for Properties Located at 432 Collins, Parcel R32536, Being S5100 MILLICAN & OTT ADDITION; BLOCK 1, LOT 1B & 2B and 689 Race, Parcel R32534, Being BLOCK 1, LOT 1A, of the Millican & OTT ADDITION to the City of Stephenville, Erath County, Texas

**18. Case No.: PD2022-004 – UPDATE OCTOBER 2024**

Applicant Scott Allen, representing Stephenville Rentals LLC, is providing an update to the development schedule for the Planned Development located at 157 W. Washington, Parcel R29179, being Block 5, Lot C of City Addition to the City of Stephenville, Erath County, Texas.

**19. Case No.: PD2022-004 – UPDATE OCTOBER 2024**

Applicant Scott Allen, representing Stephenville Rentals LLC, is providing an update to the development schedule for the Planned Development located at 171 W. Washington, Parcel R29178, being Block 5, Lot B of City Addition to the City of Stephenville, Erath County, Texas.

**20. Consider Proposed Historic District Ordinance**

On September 17, 2024, the Development Services Committee voted to assign the proposed ordinance to the Planning and Zoning Commission for a Public Hearing and subsequent recommendation to City Council.

**21. Consider Revisions to Certain Zoning Districts Relating to the Limitation of Occupancy by Unrelated Persons**

**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.*