



## PLANNING AND ZONING COMMISSION MEETING

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City Hall Council Chambers, 298 W. Washington  
Wednesday, January 15, 2025 at 5:30 PM

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### AGENDA

#### CALL TO ORDER

#### CITIZENS GENERAL DISCUSSION

#### REGULAR AGENDA

1. Oath of Office - returning and new members
2. Election of Chairperson and Vice-Chairperson
3. **Case No.: PP2025-001**

Applicant Cody Farr, representing Alps-Stephenville, LLC., is requesting a preliminary plat of property located at 3040 W Washington ST, being Parcel R77987, A0613 Pearson Henry, of the City of Stephenville, Erath County, Texas.

4. **PUBLIC HEARING**

Case No.: PP2025-001

5. Consider approval of a Preliminary Plat of property located at 3040 W Washington ST, being Parcel R77987, A0613 Pearson Henry, of the City of Stephenville, Erath County, Texas.

6. **Case No.: RZ2025-001**

Applicant Jason Nitschke, representing Horton Commercial Properties, LLC., is requesting a Rezone for property located at 791 N Clinton Ave, being Parcel R33319 of S5700 Shapard & Collins; Block 14, Lots 12 & 13 of the City of Stephenville, Erath County, Texas from (R-3), Multifamily to (R-2.5) Integrated Housing.

7. **PUBLIC HEARING**

Case No.: RZ2025-001

8. Consider approval of a rezone request for property located at 791 N Clinton Ave, being Parcel R33319 of S5700 Shapard & Collins; Block 14, Lots 12 & 13 of the City of Stephenville, Erath County, Texas from (R-3), Multifamily to (R-2.5) Integrated Housing

9. **Case No.: RZ2025-002**

Applicant Shannon Hammon, representing Team S&K Enterprises, LLC., is requesting a Rezone for property located at 230 Tarleton, being Parcel R78009 of S2600 City Addition, Block 63, Lot 23 of the City of Stephenville, Erath County, Texas from (B-1), Neighborhood Business to (B-3) Central Business District.

**10. PUBLIC HEARING**

Case No.: RZ2025-002

11. Consider approval of a rezone request for property located at 230 Tarleton, being Parcel R78009 of S2600 City Addition, Block 63, Lot 23 of the City of Stephenville, Erath County, Texas from (B-1), Neighborhood Business to (B-3) Central Business District.

**12. Case No.: SW2025-001**

Applicant Zane Cole is requesting a waiver from Section 155.6.11 relating to sidewalk requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

**13. PUBLIC HEARING**

Case No.: SW2025-001

14. Consider approval of a waiver from Section 155.6.11 relating to sidewalk requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

**15. Case No.: CG2025-001**

Applicant Zane Cole is requesting a waiver from Section 155.6.04 relating to curb and gutter requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

**16. PUBLIC HEARING**

Case No.: CG2025-001

17. Consider approval of waiver request of Section 155.6.04 relating to for curb and gutter requirements for property located at 185 W Park ST, being Parcel R31466 of S3500 Frey First Addition, Block35, Lot 7 and 8.

**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.***