



## PLANNING AND ZONING COMMISSION MEETING

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City Hall Council Chambers, 298 W. Washington  
Wednesday, December 18, 2024 at 5:30 PM

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### AGENDA

#### CALL TO ORDER

#### CITIZENS GENERAL DISCUSSION

#### MINUTES

Consider Approval of Minutes from November 20, 2024

1. Consider Approval of Meeting Minutes from November 20, 2024

#### REGULAR AGENDA

**2. Case No.: PP2024-005**

Applicant Reece Flanagan, representing Erath County Habitat for Humanity, is requesting approval of a Preliminary Plat with simultaneous rezoning from B-2, Retail and Commercial, to R-2.5, Integrated Housing, of property located at 0 S. Drew, Parcel R78511, being BLK. 75, LOT 19, and Parcel R29797, being BLK. 75, LOT 18, of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

**3. PUBLIC HEARING**

Case No.: PP2024-005

4. Consider approval of a Preliminary Plat with simultaneous rezoning from B-2, Retail and Commercial, to R-2.5, Integrated Housing, of property located at 0 S. Drew, Parcel R78511, being BLK. 75, LOT 19, and the rezoning of a portion of Parcel R29797, being BLK. 75, LOT 18, of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

**5. Case No.: RP2024-005**

Applicant Pat Dial, representing AMISTAD DQ COMPANY, LTD., is requesting a Replat of property located at 703 E South Loop, Parcel R29786, being BLOCK 75, LOT 1B of the S2600 CITY ADDITION to the City of Stephenville, Erath County, Texas.

**6. PUBLIC HEARING**

Case No.: RP2024-005

7. Consider approval of a Replat of property located at 703 E South Loop, Parcel R29786, being BLOCK 75, LOT 1B of the S2600 CITY ADDITION to the City of Stephenville, Erath County, Texas.

**8. Case No.: RP2024-006**

Applicant Beau Mayo, representing Erath Capital investments, LLC., is requesting a replat of properties located at 1275 N Ivy, Parcel R28919, being BLK. 8, LOT 1 & 2 (W70 OF 1 & 2), 370 E Elm, Parcel R28920, BLK. 8, LOT 1&2 (E70 );, 1983 14X60 MH, BRECK, TEX0164537, 05094, 1273 Ivy, Parcel R28921, BLK. 8, LOTs 3,4,5,6,7,8 & MH, Parcel R78019, BLK. 8; 20' Alley and Parcel R29961 of the S2400 CAGE ADDITION and Parcel R29961, being BLK. 92; LOT 3 (E PT OF) of the S2600 CITY ADDITION to the City of Stephenville, Erath County, Texas.

**9. PUBLIC HEARING**

Case No.: RP2024-006

10. Consider approval of a Replat of properties located at 1275 N Ivy, Parcel R28919, being BLK. 8, LOT 1 & 2 (W70 OF 1 & 2), 370 E Elm, Parcel R28920, BLK. 8, LOT 1&2 (E70 );, 1983 14X60 MH, BRECK, TEX0164537, 05094, 1273 Ivy, Parcel R28921, BLK. 8, LOTs 3,4,5,6,7,8 & MH, Parcel R78019, BLK. 8; 20' Alley and Parcel R29961 of the S2400 CAGE ADDITION and Parcel R29961, being BLK. 92; LOT 3 (E PT OF) of the S2600 CITY ADDITION to the City of Stephenville, Erath County, Texas.

**11. Case No.: RZ2024-019**

Applicant Mike McCowan, representing Pete Muzyka and George Grissom, is requesting a rezone of property located at 0 CR 256, Parcel R19796, being approximately 212 acres of A0342 H C Hudson of the City of Stephenville, Erath County, Texas from AG-Agricultural to R-2.5- Integrated Housing.

**12. PUBLIC HEARING**

Case No.: RZ2024-019

13. Consider approval of a rezone of property located at 0 CR 256, Parcel R19796, being approximately 212 acres of A0342 H C Hudson of the City of Stephenville, Erath County, Texas from AG-Agricultural to R-2.5- Integrated Housing.

**14. Case No.: PD2023-001 – Front Porch PD Update**

Applicant Reagan Thompson, representing TSU Catholic, LLC., is providing an update to the 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, 1303 McNeill, Parcel R30272, being BLK. 134, LOT 32, 1345 McNeill, Parcel R30271, being BLK. 134; LOT 31 (S150) and 1353 McNeil, Parcel R30270, being BLK. 1.34, LOT 30A of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

15. Consider acceptance of updated Development Schedule.

**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.***