



Planning & Zoning Commission

Regular Meeting

Wednesday, July 16, 2025, 5:30 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

APPROVAL OF MINUTES

1. Consider approval of June 18, 2025 Meeting Minutes.

REGULAR AGENDA

2. **Application No.: PD 8927**

Applicant Ryan Hill, representing Quatro Soto Properties, LLC is requesting a rezone of property located at 640 N McCart, Parcel R33266, being S5700 SHAPARD & COLLINS; BLOCK 11; LOT 4, to the City of Stephenville, Erath County, Texas from (R-3), Multifamily, to (PD), Planned Development. The applicant will present the Development Plan.

3. **PUBLIC HEARING**

Application No.: PD 8927

4. **Application No.: PD 8927**

Consider approval of a rezone of property located at 640 N McCart, Parcel R33266, being S5700 SHAPARD & COLLINS; BLOCK 11; LOT 4, to the City of Stephenville, Erath County, Texas from (R-3), Multifamily, to (PD), Planned Development.

5. **Application No.: PD 8928**

Applicant Ryan Hill, representing Quatro Soto Properties, LLC is requesting a rezone of property located at 646 N McCart, Parcel R33265, being S5700 SHAPARD & COLLINS; BLOCK 11; LOT 2B & 3, to the City of Stephenville, Erath County, Texas from (R-3), Multifamily, to (PD), Planned Development. The applicant will present the Development Plan.

6. **PUBLIC HEARING**

Application No.: PD 8928

7. **Application No.: PD 8928**

Consider approval of a rezone of property located at 646 N McCart, Parcel R33265, being S5700 SHAPARD & COLLINS; BLOCK 11; LOT 2B & 3, to the City of Stephenville, Erath County, Texas from (R-3),

Multifamily, to (PD), Planned Development.

8. **Application No.: PD 8998**

Applicant Malcolm Kanute, representing Keewaydin Developments, is presenting a Conceptual Plan for a Planned Development of property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas.

9. **PUBLIC HEARING**

Application No.: PD 8998

10. **Application No.: PD 8998**

Provide comments regarding the Conceptual Plan for a Planned Development of property located at 0 W Cedar St, Parcel R78345, being part of the A0342 HUDSON HC; to the City of Stephenville, Erath County, Texas.

11. **Application No.: RZ 9012**

Applicant CCS Stephenville Properties, LLC., is requesting the assignment of Industrial Zoning for the recently annexed property located at 0 N US 281, Parcel R76680, being approximately 7.577 acres of the A0804 WILLIAMS M R Survey of the City of Stephenville, Erath County, Texas. With the assignment of zoning, the Commission is requested to recommend extension of the ETJ and subsequent revision of the Stephenville 2050 Comprehensive Plan.

12. **PUBLIC HEARING**

Application No.: RZ 9012

13. **Application No.: RZ 9012**

Consider approval of the assignment of Industrial Zoning for the recently annexed property located at 0 N US 281, Parcel R76680, being approximately 7.577 acres of the A0804 WILLIAMS M R Survey of the City of Stephenville, Erath County, Texas. With the assignment of zoning, the Commission is requested to recommend extension of the ETJ and subsequent revision of the Stephenville 2050 Comprehensive Plan.

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.