



**Planning & Zoning Commission**  
Regular Meeting

Wednesday, March 18, 2026, 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 minutes from February 18, 2026

**REGULAR AGENDA**

2. **Application No.: RP&RZ 2026-9451**

Applicant Johnny Hopper, representing Park 51, LLC., is requesting approval of a Replat with simultaneous rezoning of a portion of property located at 125 W. Oak Street, Parcel R31420, being approximately 1.00 acres of the S3500 Frey First Addition, BLK. 26; LOT 9 of the City of Stephenville, Erath County, Texas from "I", Industrial, to " R-2.5," Integrated Housing.

3. **Public Hearing**  
Application No.: RP & RZ 2026-9451

4. **Application No.: RP&RZ 2026-9451**

Consider approval of a Replat with simultaneous rezoning of a portion of property located at 125 W. Oak Street, Parcel R31420, being approximately 1.00 acres of the S3500 Frey First Addition, BLK. 26; LOT 9 of the City of Stephenville, Erath County, Texas from "I", Industrial, to " R-2.5," Integrated Housing.

5. **Application No.: PD 2026-9361**

Applicant Alex Bryant, representing TSU Catholic, LLC., Barefoot Equity Partners, LLC., and Chris and DeAnne Martinelli, is presenting an updated Development Plan 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.

6. **Public Hearing**

Application No.: PD 2026-9361

7. **Application No.: PD 2026-9361**

Consider approval of the updated Development Plan 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.

8. **Application No.: REPEAL – 2023-O-09**

Applicant Alex Bryant, representing TSU Catholic, LLC., and Barefoot Equity Partners, LLC., is requesting Ordinance 2023-O-09 be repealed.

9. **Public Hearing**

Application No.: REPEAL - 2023-O-09

10. **Application No.: REPEAL – 2023-O-09**

Provide recommendation of Ordinance 2023-O-09 to be repealed.

11. **Application No.: PP 2026-9570**

Applicant Malcolm Kanute, representing Rock Creek Property No 1, LLC., is requesting approval of a Preliminary Plat of property located at 0 W. Cedar Street, Parcel R78345, being approximately 49.6 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas.

12. **Public Hearing**

Application No.: PP 2026-9570

13. **Application No.: PP 2026-9570**

Consider approval of a Preliminary Plat of property located at 0 W. Cedar Street, Parcel R78345, being approximately 49.6 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas.

14. **Application No.: PP 2026-9563**

Applicant Jayton Cogburn, representing Jet Worldwide, INC., is requesting approval of a Preliminary Plat of property located at 615 College Farm Rd, Parcel R29924, being BLK 87; LOT 2B of the S2600 CITY

ADDITION of the City of Stephenville, Erath County, Texas.

15. **Public Hearing**

Application No.: PP 2026-9563

16. **Application No.: PP 2026-9563**

Consider approval of a Preliminary Plat of property located at 615 College Farm Rd, Parcel R29924, being BLK 87; LOT 2B of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.

17. **Application No.: PP 2026-9569**

Applicant Josh Schulik, representing Tekmak Stephenville Hotel, LP, is requesting approval of a Preliminary Plat of property located at 0 S. Harbin Drive, Parcel R30481, being BLK 19; LOT 18; Parcel R33594, being BLK. 19; LOT 17; Parcel R76373, being BLK. 19; LOT 14R of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.

18. **Public Hearing**

Application No.: PP2026-9569

19. **Application No.: PP 2026-9569**

Consider approval of a Preliminary Plat of property located at 0 S. Harbin Drive, Parcel R30481, being BLK 19; LOT 18; Parcel R33594, being BLK. 19; LOT 17; Parcel R76373, being BLK. 19; LOT 14R of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.

**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.