



Planning & Zoning Commission Regular Meeting

Wednesday, August 19, 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 Specially Called August 4, 2026 Meeting

REGULAR AGENDA

2. **Application No. RZ 2026-9989**
Eric Hayden, representing applicant David Hulse and 1425 Groesbeck, LLC., is requesting approval of a rezone of property located 420 Lillian, Parcel R33521, being Block 8, Lot 4C (N. PT), of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-3), Multifamily.
3. **Public Hearing**
Application No. RZ 2026-9989
4. **Application No. RZ 2026-9989**
Consider approval of a rezone of property located 420 Lillian, Parcel R33521, being Block 8, Lot 4C (N. PT), of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-3), Multifamily.
5. **Application No. RP 2026-9988**
Applicant Colby Pack, representing Solid Ace Holdings, LLC., is requesting approval of a Replat of property located at 1376 McNeill, Parcel R33498, being block 6, Lot 12, of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.
6. **Public Hearing**
Application No. RP 2026-9988
7. **Application No. RP 2026-9988**
Consider approval of a Replat of property located at 1376 McNeill, Parcel R33498, being block 6, Lot 12, of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.
8. **Application No. PP 2026-9991**
Applicant Taylor Kanute, representing Keewaydin Developments, LLC., is requesting approval of a Preliminary Plat with simultaneous rezoning of a portion of property located at 0 W. Cedar Street, Parcel R78345, being approximately 42.837 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas, from (R-1), Single Family, to (B-2), Retail and Commercial.
9. **Public Hearing**
Application No. PP 2026-9991
10. **Application No. PP 2026-9991**
Consider approval of a Preliminary Plat with simultaneous rezoning of a portion of property located at 0 W.

Cedar Street, Parcel R78345, being approximately 42.837 acres of the A0342 H.C. Hudson abstract of the City of Stephenville, Erath County, Texas, from (R-1), Single Family, to (B-2), Retail and Commercial.

11. **Application No. PD 9075 - PD Update**

Cole Gilliam Parks, representing Southwestern Pigeon Road, LLC., is providing an update to the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587 of the A0520 MENELEE JARRETT to the City of Stephenville, Erath County, Texas.

12. **Public Hearing**

Application No. PD 9075 - PD Update

13. **Application No. PD 9075 - PD Update**

Consider approval of the the Planned Development (PD) for property located at 315 FM 2303, Parcel R22587 of the A0520 MENELEE JARRETT to 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.