



PLANNING & ZONING COMMISSION

MEETING MINUTES
REGULAR MEETING
APRIL 15, 2026

CALL TO ORDER

The Planning & Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, April 15, 2026, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Planning & Zoning Commission Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present to wit:

Commissioner's Present:

Place 1 - Tyler Wright
Place 3 - Lisa LaTouche
Place 4 - Lisa Pendleton
Place 5 - Nick Robinson
Place 6 - Bryan Durant
Place 7 - James Stephenson
Alternate 2 - Bruce Delater

Commissioners Absent:

Place 2 - Justin Slawson

Others Attending:

Steve Killen, Director of Development Services
Jan Strahan, Commission Secretary

Commission Chair Lisa LaTouche called the Planning & Zoning Commission to order at 05:30 PM.

CITIZENS GENERAL DISCUSSION

No one addressed the Commission at this time.

APPROVAL OF MINUTES

1. **Consider approval of minutes from March 18, 2026**

MOTION by Nick Robinson, second by Tyler Wright, to approve March 18, 2026, Meeting Minutes as presented. MOTION CARRIED with 6 votes in favor, 0 against and 1 abstention.

REGULAR AGENDA

2. Application No.: RZ 2026-9624

Applicant Tammy Mayo is requesting approval of a rezone of property located at 185 E Park St, Parcel R30317, being BLK 138; LOT 7 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing.

Development Services Director, Steve Killen, gave the following report: Mr. and Mrs. Mayo are requesting the rezone to allow the construction of single-family residences. If the rezone is approved, the Mayo's will submit a preliminary site-plan for development review. A subsequent replat will likely be presented once development details are determined. A six-inch and 16" water main as well as a six-inch sanitary sewer main is in Park St. The rezone request, if approved, aligns with the Future Land Use designation of "Complete Neighborhood" according to Comprehensive Plan "Stephenville 2050."

Mr. and Mrs. Mayo were present to answer Commissioners' questions.

**3. Public Hearing
Application No.: RZ 2026-9624**

Chairperson Lisa LaTouche opened the public hearing at 5:34pm

No one spoke in favor or against the rezone request

Chairperson Lisa LaTouche closed the public hearing at 5:34pm

4. Application No.: RZ 2026-9624

Consider approval of a rezone of property located at 185 E Park St, Parcel R30317, being BLK 138; LOT 7 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing.

MOTION made by Nick Robinson, second by James Stephenson to recommend approval of a rezone of property located at 185 E Park St, Parcel R30317, being BLK 138; LOT 7 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing. MOTION CARRIED unanimously.

5. Application No.: RZ 2026-9625

Applicant Tammy Mayo is requesting approval of a rezone of property located at 195 E Park St, Parcel R30318, being BLK 138; LOT 8 & 9 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing.

Development Service Director, Steve Killen provided the following report: Mr. and Mrs. Mayo are requesting the rezone to allow the construction of single-family residences. If the rezone is approved, the Mayo's will submit a preliminary site-plan for development review. A subsequent replat will likely be presented once development details are determined. A six-inch and 16" water main as well as a six-inch sanitary sewer main is located in Park St. The rezone request, if approved, aligns with the Future Land Use designation of "Complete Neighborhood" according to Comprehensive Plan "Stephenville 2050."

Mr. and Mrs. Mayo were present to answer Commissioners' questions.

6. **Public Hearing**
Application No.: RZ 2026-9625

Chairperson Lisa LaTouche opened the public hearing at 5:35pm

No one spoke in favor or against of the rezone request

Chairperson Lisa LaTouche closed the public hearing at 5:36pm

7. **Application No.: RZ 2026-9625**

Consider approval of a rezone of property located at 195 E Park St, Parcel R30318, being BLK 138; LOT 8 & 9 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing.

MOTION made by Bryan Durant, second by Bruce Delater to recommend approval of a rezone of property located at 195 E Park St, Parcel R30318, being BLK 138; LOT 8 & 9 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (B-2), Retail and Commercial, to (R-2.5) Integrated Housing. MOTION CARRIED unanimously.

8. **Application No.: RZ 2026-9643 - PULLED**

Applicant Mike McCown, representing C Winsett & Gail Reddoch, is requesting approval of a rezone of property located at 1042 PR 1428 Off Lockhart Rd., Parcel R22359, being approximately 42.750 acres of the A0515 MOTLEY WILLIAM: 2 House & Barns of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

This item was pulled from the agenda.

9. **Public Hearing**
Application No.: RZ 2026-9643 – PULLED

This item was pulled from the agenda.

10. **Application No.: RZ 2026-9643 - PULLED**

Consider approval of a rezone of property located at 1042 PR 1428 Off Lockhart Rd., Parcel R22359, being approximately 42.750 acres of the A0515 MOTLEY WILLIAM: 2 House & Barns of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

This item was pulled from the agenda.

11. **Application No.: RZ 2026-9644 - PULLED**

Applicant Mike McCown, representing C Winsett & Gail Reddoch, is requesting approval of a rezone of property located at 1163 PR 1428 Off CR 498, Parcel R22380, being approximately 41.310 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

This item was pulled from the agenda.

12. **Public Hearing**
Application No.: RZ 2026-9644 – PULLED

This item was pulled from the agenda.

13. **Application No.: RZ 2026-9644 - PULLED**

Consider approval of a rezone of property located at 1163 PR 1428 Off CR 498, Parcel R22380, being approximately 41.310 acres of the A0515 MOTLEY WILLIAM of the City of Stephenville, Erath County, Texas from (AG), Agricultural, to (R-2.5) Integrated Housing.

This item was pulled from the agenda.

14. **Application No.: RZ 2026-9653**

Applicant Venigno Mascorro, is requesting approval of a rezone of property located at 610 Old Granbury Rd., Parcel R25183, being BLK 160; LOT 11 (PT. OF) of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-2.5) Integrated Housing.

Development Services Director, Steve Killen provided the following report: Mr. Mascorro desires to build a single-family residence on the property. A six-inch water main is located in Old Granbury Road. Sewer is in the vicinity; however, private easements and a private lift station will likely be required to connect due to location and topography of the property. Alternatively, an on-site sewerage system may be authorized by the city through the waiver process. The rezone request, if approved, aligns with the Future Land Use designation of "Community Core" according to Comprehensive Plan "Stephenville 2050."

Mr. Mascorro was present to answer Commissioners' questions.

15. **Public Hearing**
Application No.: RZ 2026-9653

Chairperson Lisa LaTouche opened the public hearing at 5:42pm

No one spoke in favor of the Rezone request

The following spoke in opposition:
Ben Mascorro - 625 Olde Granbury Rd.

Email of opposition received from:
David and Mary Mascorro

Chairperson Lisa LaTouche closed the public hearing at 5:46pm

16. **Application No.: RZ 2026-9653**

Consider approval of a rezone of property located at 610 Old Granbury Rd., Parcel R25183, being BLK 160; LOT 11 (PT. OF) of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-2.5) Integrated Housing.

MOTION made by Bruce Delater, second by Bryan Durant, to recommend denial of a rezone of property located at 610 Old Granbury Rd., Parcel R25183, being BLK 160; LOT 11 (PT. OF) of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (I), Industrial, to (R-2.5) Integrated Housing. MOTION received a 3-4 vote. Moves forward to City Council with no recommendation.

AYES - Bryan Durant, Bruce Delater and Lisa Pendleton

NOES - James Stephenson, Lisa LaTouche, Tyler Wright and Nick Robinson

17. **Application No.: 2026**

Consider updating the City's Thoroughfare Plan/Harbin Road Extension.

Development Services Director, Steve Killen, provided the following report: The proposed modification is to better align the Harbin Road extension to better serve future development of properties south and west of the current Harbin Road access point. This will modify the Thoroughfare Plan that was included in the Stephenville 2050 Plan.

18. **Public Hearing**

Application No.: Thoroughfare Plan UPDATE 2026

Chairperson Lisa LaTouche opened the public hearing at 5:53pm

No one spoke in favor of the Thoroughfare Plan

The following spoke with concerns:

Malcolm Kanute - 755 FM 1855, Hico Tx

Mike McCown - 3116 Pampa, Grand Prairie, Tx

Ralph Lee - Hamilton, Tx

Chairperson Lisa LaTouche closed the public hearing at 6:00pm

19. **Application No.: Thoroughfare Plan Update 2026**

Provide recommendations regarding an update to the City's Thoroughfare Plan/Harbin Road Extension.

MOTION made by Bruce Delater, second by Nick Robinson, to recommend denial of the City's Thoroughfare Plan/Harbin Road Extension. Motion received a 4-3 vote. Moves forward to City Council to reject the proposed modification of the Thoroughfare Plan.

AYES - Bryan Durant, Bruce Delater, Tyler Wright and Nick Robinson

NOES - Lisa Pendleton, Lisa LaTouche and James Stephenson

ADJOURN

Chairperson Lisa LaTouche adjourned the meeting at 7:06pm.

APPROVED:



Lisa LaTouche, Chair

ATTEST:



Sarah Lockenour, City Secretary