

STAFF REPORT



SUBJECT: Case No.: RP2022-005

Applicant Kenneth Tuggle, representing Washington Street Baptist Church, is requesting a replat of properties located at 719-755 Washington Street, Parcel R30084 of City Addition, being Block 108, Lots 1, 3 & 4, Parcel R30169 of City Addition, being Block 125, Lot 1 of City Addition and Parcel R30176 of City Addition, being Block 125, Lots 2, 3, 3A, 4 & 6, of the City of Stephenville, Erath County, Texas.

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

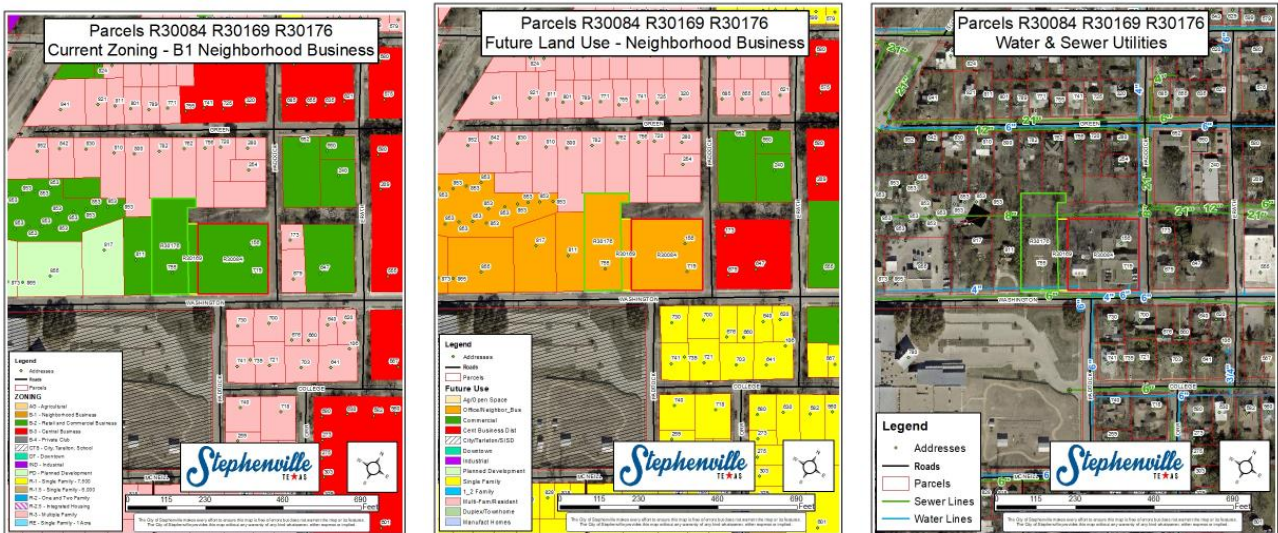
RECOMMENDATION:

Approve the replat request with conditions as follows:

BACKGROUND:

The applicant is requesting approval of a replat due to the recent sale of a portion of the property. The replat will result in the division of two lots into four lots.

PROPERTY PROFILE:



Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL. (a) The municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove a plan or plat within 30 days after the date the plan or plat is filed. A plan or plat is approved

by the municipal authority unless it is disapproved within that period and in accordance with Section [212.0091](#).

Sec. 212.0091. APPROVAL PROCEDURE: CONDITIONAL APPROVAL OR DISAPPROVAL REQUIREMENTS. (a) A municipal authority or governing body that conditionally approves or disapproves a plan or plat under this subchapter shall provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval that clearly articulates each specific condition for the conditional approval or reason for disapproval.

(b) Each condition or reason specified in the written statement:

(1) must:

(A) be directly related to the requirements under this subchapter; and

(B) include a citation to the law, including a statute or municipal ordinance, that is the basis for the conditional approval or disapproval, if applicable; and

(2) may not be arbitrary.

Added by Acts 2019, 86th Leg., R.S., Ch. 951 (H.B. [3167](#)), Sec. 5, eff. September 1, 2019.

Sec. 212.0093. APPROVAL PROCEDURE: APPLICANT RESPONSE TO CONDITIONAL APPROVAL OR DISAPPROVAL. After the conditional approval or disapproval of a plan or plat under Section [212.0091](#), the applicant may submit to the municipal authority or governing body that conditionally approved or disapproved the plan or plat a written response that satisfies each condition for the conditional approval or remedies each reason for disapproval provided. The municipal authority or governing body may not establish a deadline for an applicant to submit the response.

Added by Acts 2019, 86th Leg., R.S., Ch. 951 (H.B. [3167](#)), Sec. 5, eff. September 1, 2019.

ALTERNATIVES:

- 1) Approve the replat request as presented.
- 2) Approve the replat with conditions.
- 3) Deny the replat request.