



## SPECIALLY CALLED PLANNING AND ZONING COMMISSION MEETING

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City Hall Council Chambers, 298 W. Washington  
Tuesday, September 03, 2024 at 5:30 PM

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### MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Tuesday, September 03, 2024 at 5:30 PM in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Specially Called Planning and 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:

**COMMISSIONERS PRESENT:** Lisa LaTouche, Chairperson  
Tyler Wright  
Justin Slawson  
Lisa Latouche  
James Stephenson, Alternate 1  
Nick Robinson  
Brian Lesley

**COMMISSIONERS ABSENT:** Bonnie Terrell  
Paul Ashby

**OTHERS ATTENDING:** Steve Killen, Director of Development Services  
Jacey Wood, Deputy City Secretary

### CALL TO ORDER

Commission Chair Lisa LaTouche called the meeting to order at 5:30 PM.

### PUBLIC HEARING

Commission Chair Lisa LaTouche opened a General Public Hearing at 5:30 PM.

No one addressed the Commission at this time.

Commission Chair Lisa LaTouche closed the General Public Hearing at 5:30 PM.

#### 1. CASE NO.: FP2024-003

**Applicant Ryan Spears with GMcivil, Representing SID Partners, LLC, is Requesting Approval of a Final Plat for Property Located on N US 281, Parcel R26347, approximately 10 acres located North of**

**1350 N US HWY 281 and South of 1800 N US HWY 281, being part of A0804 WILLIAMS MR: to the City of Stephenville, Erath County, Texas**

Development Services Director, Steve Killen provided the report as follows.

The Planning and Zoning Commission approved a Preliminary Plat with Conditions on July 17, 2024. A Final Plat is now being submitted and staff requests the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. Obtain final approval of Civil Construction Plans.
2. Public and drainage Improvements must conform with construction plans and be accepted by the city or a surety/developer's agreement provided.
3. Structures may not be placed over easements.
4. A Title Commitment/Proof of Ownership must be provided and approved by the City Attorney.
5. Add a signature box for County Clerk.
6. Correct spelling of Atwood's in owner certification.
7. Verify the following comment was addressed from Preliminary Plat review: Provide "private drainage easement" for proposed 8'x3' RCB storm drain conveying existing off-site drainage through site.

Upon completion, the Final Plat will be approved for recordation purposes with the County.

Commission Chair LaTouche opened the public hearing at 5:32PM

No one spoke for or against the request.

Commission Chair LaTouche closed the public hearing at 5:32PM

MOTION by Brian Lesley, second by Nick Robinson, to grant conditional approval of a Final Plat for Property Located on N US 281, Parcel R26347, approximately 10 acres located North of 1350 N US HWY 281 and South of 1800 N US HWY 281, being part of A0804 WILLIAMS MR: to the City of Stephenville, Erath County, Texas. MOTION CARRIED unanimously.

**ADJOURN**

Commission Chair Lisa LaTouche adjourned the meeting at 5:32PM.

APPROVED:

ATTEST:

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Lisa LaTouche, Chair

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Jacey Wood, Deputy City Secretary