



PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, May 4, 2022, at 5:30 PM

MINUTES

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, May 4, 2022 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business 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
Brian Lesley, Vice Chair
Justin Allison
Mary Beach McGuire
Nick Robinson
Tom Hines

COMMISSIONERS ABSENT: Bruce Delater

OTHERS ATTENDING: Steve Killen, Director of Development Services
Tina Cox, Commission Secretary

CALL TO ORDER

Chairperson LaTouche called the meeting to order at 5:30 p.m.

PUBLIC HEARING

1. Case No.: FP2022-002

Applicant Vidal Garcia, representing the Stables Development and EG Tejas LLC, is requesting approval of a final plat of the property located at 2798 W Washington, Parcel R22338, of A0515 MOTLEY WILLIAM & CITY ADDITION, Block 157, Lot 10 & 12 (PT Of 12) of the City of Stephenville, Erath County, Texas.

Steve Killen, Development Services Director, briefed the commission on the case. Mr. Killen stated that the applicant has submitted a Final Plat which, outside minor revisions, conforms with the Preliminary Plat approved by the Commission in May 2021. The Plat has been reviewed by staff and the following comments have been provided to the applicant:

1. All public improvements must be completed and accepted through the submission of an Engineers' Letter of Certification of Completed Record Drawings – Ordinance 155.5.06.D

- a. Test reports must be submitted including water line, sewer line – mandrel CTY scan and water flow.
- b. Street lights must be installed per plans.
- c. Storm Water Facility Maintenance Agreement must be approved.
2. A two-year maintenance bond for public improvements must be provided.
3. All review and development fees due to the city must be paid in full.
4. Tax Certificates must be obtained for Recordation with the County. Ordinance 115.04.06.H.4.e
5. Provide the City’s required plat language.
6. Add “All public improvements shall be approved and accepted by the City of Stephenville prior to the issuance of Certificates of Occupancy.”
7. Verify accuracy of State of Texas Right of Way, Diamond Shaped #3 note in Easement Legend.
8. Add a plat note that each lot will have shared access points to adjacent lots.

Staff is requesting that the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion of aforementioned items. Upon completion, the Final Plat will be submitted for recordation purposes.

Applicant Vidal Garcia was not present to answer any questions.

Chairperson LaTouche opened the public hearing.

No one came forward to speak in favor of or against.

Chairperson LaTouche closed the public hearing.

MOTION by Mary Beach McGuire, second by Nick Robinson, to approve Case No. FP2022-002 with the stated conditions. MOTION CARRIED by unanimous vote.

APPROVED:

Lisa LaTouche, Chair

ATTEST:

Tina Cox, Commission Secretary