



**MINUTES**  
**City of Stephenville**  
**Planning and Zoning Commission**  
Monday, October 5, 2020 at 5:30 PM

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The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Monday, October 5, 2020, at 5:30 PM, via teleconference or videoconference as allowed by Governor's Order due to the COVID-19 pandemic, 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:

**COMMISSION PRESENT:** Place 1 - Metta Collier  
Place 2 - Justin Allison  
Place 3 - Chair Lisa LaTouche  
Place 6 - Vice Chair Brian Lesley  
Alternate 1 - Bruce Delater

**COMMISSION ABSENT:** Alternate 2 - Steve Thomas  
Place 4 - Cliff McCrury  
Place 5 - Vance Wade  
Place 7 - Todd McEvoy

**OTHERS ATTENDING:** Steve Killen, Director of Development Services  
Karen Wilkerson, Secretary

**I. CALL TO ORDER**

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

**II. Consider a revision to the Planned Development**

Steve Killen, Director of Development Services, addressed the commission regarding the planned development for Spectra. The preliminary plat has been received and all comments have been addressed. The only hurdle we have is that, a preliminary plat requires a title policy, but the City Attorney does not believe it meets those requirements. Staff is recommending that the commission recommend approval to the city council with the condition that the title policy will be provided and approved by the city attorney for the filing with the county.

**III. PUBLIC HEARING**

**Case No.: RP2020-003**

**Applicant Steve Emmons, acting on behalf of Spectra Student Living, is requesting a replat of properties located at 2241 W Tarleton, Lot 1, Block 3, and 0 Tarleton, Lot 1, Block 3, of The Kaylie Subdivision and Lot 8E, Block 139, of the City Addition, to the City of Stephenville, Erath County, Texas.**

Lisa LaTouche asked Mr. Emmons if there was anything that he would like to add and he stated no.

**Lisa LaTouche opened the public hearing**

**Those in favor of Case No. RP2020-003:**

Steve Gunn, 125 Linda Lane, my property is West of that plat. Just wanted clarification of the 10' private drainage easement. Mr. Emmons stated that this was required from the engineer's and it connects the water coming off the single family and North Charlotte into the detention pond. This will insure that there is no water coming off of our property.

**Those not in favor of Case No. RP2020-003**

None

**Lisa LaTouche closed the public hearing**

Brian made a motion to recommend approval to the city council with the condition that the title policy is approved by the city attorney by the next city council meeting. Metta seconds. Mr. Killen stated that the city council meeting is tomorrow, so I would recommend approval prior to approval and filing with the county.

Brian made a motion to amend his previous motion to recommend approval to the city council with the condition that the title policy is provided for review and approved prior to approval and filing with the county. Metta seconds that motion.

**Aye:** Metta, Brian, Bruce, Justin and Lisa

**Noes:** none

Motion passed.

**IV. ADJOURN**

Bruce made a motion to adjourn. Metta seconds that motion. Motion carried unanimously.

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Lisa LaTouche, Chairperson

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Lisa LaTouche, Chairperson