



## BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington  
Thursday, February 8, 2024 at 4:00 PM

### MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, February 8, 2024 at 4:00 PM, in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Board of Adjustment 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:

**MEMBERS PRESENT:** Moumin Quazi, Chairperson  
Dean Parr  
Robert Nimmo  
Mary Beach-McGuire

**MEMBERS ABSENT:** JJ Conway, Vice-Chairperson

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

### CALL TO ORDER

Chairman Quazi called the meeting to order at 4:10 p.m.

### MINUTES

**1. Consider Approval of January 11, 2024 Minutes**

MOTION by Robert Nimmo, second by Mary Beach-McGuire, to approve minutes as presented. MOTION CARRIED by unanimous vote of Board Members who were present at the January 11, 2024 meeting.

### PUBLIC HEARING

**2. Case No.: V2024-003**

**Applicant Wayne Wooley, representing JDW Consulting Company & Triple W Remodels, is requesting a variance from Section 154.05.6.D.(B)(4) Minimum Depth of Front Setback for property located at 1390 Paddock, being Parcel R31152, being BLOCK 11; LOT 1B & 2A of the S3200 CROW STYLES ADDITION of the City of Stephenville, Erath County, Texas.**

Steve Killen, Director of Development Services, gave the following report:

Mr. Wooley is requesting a 1'10" variance relating to the front setback of 25' in order to build a duplex. Setbacks of existing properties along Paddock range from 17-25 feet, with the average being approximately 17 feet. This structure, if the variance is approved, will have a front setback of 23'2".

Chairman Quazi opened the public hearing at 4:13 PM.

Applicant Paxton Wooley spoke in favor of the request and informed the Board that he is requesting the setbacks in order to complete the project.

No one came forward to speak for or against the variance request.

Chairman Quazi closed the public hearing at 4:14 PM

MOTION by Dean Parr, second by Robert Nimmo, to approve Case No. V2024-003 as presented.

Member Mary Beach McGuire asked if the variance request would affect the sidewalks to which Development Services Director responded that the sidewalk would be in the city right-of-way and those are separate from this case.

MOTION PASSED with a unanimous vote.

**3. Case No.: V2024-004**

**Applicant Wayne Wooley, representing JDW Consulting Company & Triple W Remodels, is requesting a variance from Section 154.05.6.D(B)(6)(b) Minimum Width of Side Setback for a Corner Lot for property located at 1390 Paddock, being Parcel R31152, being BLOCK 11; LOT 1B & 2A of the S3200 CROW STYLES ADDITION of the City of Stephenville, Erath County, Texas.**

Steve Killen, Director of Development Services, gave the following report:

Mr. Wooley is requesting a 2'6" variance relating to the corner lot width side setback of 25' in order to build a two-unit duplex. Setbacks of existing properties along Oak range from 8-18 feet, with the average being approximately 13 feet. This structure, if the variance is approved, will have a side setback of 22'6".

Chairman Quazi opened the public hearing at 4:16 PM.

Applicant Paxton Wooley spoke in favor of the request and had no additional information to present to the Board.

No one came forward to speak for or against the variance request.

Chairman Quazi closed the public hearing at 4:16 PM

MOTION by Dean Parr, second by Mary Beach-McGuire, to approve Case No. V2024-004 as presented.

MOTION PASSED with a unanimous vote.

**ADJOURN**

The meeting was adjourned at 4:17 p.m.

APPROVED:

ATTEST:

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Moumin Quazi, Chair

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Tina Cox, Board Secretary