



## BOARD OF ADJUSTMENT MEETING

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City Hall Council Chambers, 298 W. Washington  
Thursday, June 8, 2023 at 4:00 PM

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### MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, June 8, 2023 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  
Alan Nix, Vice-Chairperson  
Dean Parr  
Ben Tackett

**MEMBERS ABSENT:** JJ Conway, Alternate 1

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

### CALL TO ORDER

Chairman Quazi called the meeting to order at 4:00 PM

### ELECTION OF OFFICER

Nomination for Vice-Chair. MOTION by Dean Parr, second by Ben Tackett, to nominate Alan Nix for Vice-Chair. MOTION CARRIED by unanimous vote.

### MINUTES

**1. Consider Approval of March 8, 2023 Minutes**

MOTION by Alan Nix, second by Dean Parr, to approve amended minutes. MOTION CARRIED by unanimous vote.

### PUBLIC HEARING

**2. Case No.: V2023-005**

**Applicant Dennis Brooks is requesting a Variance from Section 154.21.3.C – Variance for the Construction of a Carport for property located at 908 Mockingbird, Parcel R33928, being BLOCK B; LOT 24 of the S6500 TANGLEWOOD ADDITION, City of Stephenville, Erath County, Texas.**

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

Mr. Brooks is requesting a variance for the construction of a carport that will extend 11.5 feet into the required front setback for R-1 zoning districts, Single Family Residential. If approved, the 25 ft. setback requirement will be reduced to 13.5 feet. Mr. Killen provided aerials to the board members which showed a vehicle parking at the location which encroached onto the sidewalk. However, Mr. Killen reminded the Board members that an encroachment is a code enforcement issue in its own right and should have no basis in regard to the carport request. Mr. Killen concluded his presentation to the Board that staff had no objections to the variance request.

Chairman Quazi inquired about if there would be a change in the concrete surface that was already present.

Applicant Dennis Brooks was present to answer questions and give insight into his request. Mr. Brooks gave a detailed report of what size the carport would be as well as the material and color of the roofing. Mr. Brooks told the Board members that he would like coverage for his vehicle as well as a protected place for the school children who waited for their parents after school.

Dean Parr posed the question of how far back the current privacy fence was going to be moved to the side. Mr. Brooks stated that he planned on moving it approximately 15 feet.

Chairman Quazi opened the public hearing at 4:15 PM.

No one came forward to speak in favor of the variance.

A letter of opposition was received by Dianne Swanson of 2450 W Frey Street.

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

MOTION by Chairman Quazi, second by Ben Tackett, to approve Case No. V2023-005 with the condition that the carport will not go beyond 18.8 feet from the face of the home.

Mr. Nix voiced his concerns regarding sight visibility issues.

AYES: Ben Tackett, Chairman Quazi, Dean Parr

NOES: Alan Nix

MOTION FAILED to obtain a unanimous vote.

## **ADJOURN**

The meeting was adjourned at 4:28 PM.

APPROVED:

ATTEST:

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Moumin Quazi, Chair

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Tina Cox, Board Secretary