



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Wednesday, May 26, 2021 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, May 26, 2021 at 4:00 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:

MEMBERS PRESENT: Moumin Quazi, Chairperson
Janette Cochran, Vice Chairperson
David Baskett
Darrell Brown

MEMBERS ABSENT: Janet Cole

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

CALL TO ORDER

MINUTES

- 1. Consider Approval of Minutes – 03/11/2021**
MOTION by Darrel Brown, second by Janette Cochran, to approve the minutes. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

Items tabled from May 13, 2021.

- 2. CASE NO. V2021-005**
Applicant Reece Flanagan with MMA and representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 *Multiple Family Residential District (R-3)* relating to lot width requirements for a townhome project to be constructed at 422 S Lillian, Lot 5, 6, 7, and 8, Block 8 of the South Side Addition, to the City of Stephenville, Erath County, TX

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

Applicant Reese Flanagan with MMA representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 Multiple Family Residential District (R-3) relating to lot width requirements for a townhome project to be constructed at Parcels R33522, being Lots 5, 6, 7 and 8 of Block 8, of the South Side Addition to the City of Stephenville, Erath County, Texas. This parcel is known as 422 S. Lillian. The variance under consideration is to allow a 12-foot reduction in the width of each unit lot from 30 foot to 18 foot in width. Mr. Killen stated that the townhomes are being

constructed for individual sale and the lots will be platted accordingly. Mr. Killen shared that there are maps of the project for the Board's consideration and there is water and sewer at the properties. Mr. Killen concluded his report by informing the Board that Mr. Pace provided pictures of completed projects as well as current and future structures. Staff supports this request.

Chairperson Quazi opened the public hearing.

While answering questions regarding parking and the motive behind his request for the variance, Mr. Pace gave an overview of the proposed townhomes that are to be constructed on this and adjacent parcels. He stated that the 3-bedroom, 3 bath, 1,400 square foot townhomes will sell for \$200,000 - \$220,000, which in his opinion, made them quite affordable and makes the project lucrative as well.

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

Chairperson Quazi closed the public hearing.

MOTION by David Baskett, second by Darrell Brown, to approve CASE NO. V2021-005. MOTION CARRIED by unanimous vote.

3. CASE NO. V2021-006

Applicant Reece Flanagan with MMA and representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 *Multiple Family Residential District (R-3)* relating to lot width requirements for a townhome project to be constructed at 1600 W Swan, Part of Lot 5, Block 14, South Side Addition, to the City of Stephenville, Erath County, TX.

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

Applicant Reese Flanagan with MMA representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 Multiple Family Residential District (R-3) relating to lot width requirements for a townhome project to be constructed Parcel R33564, Part of Lot 5 of Block 14, of the South Side Addition to the City of Stephenville, Erath County, Texas. This parcel is known as 1600 W Swan. The variance under consideration is to allow a 12-foot reduction in the width of each unit lot from 30 foot to 18 foot in width. Mr. Killen stated that the townhomes are being constructed for individual sale and the lots will be platted accordingly. Mr. Killen shared that there are maps of the project for the Board's consideration and there is water and sewer at the properties. Mr. Killen concluded his report by informing the Board that Mr. Pace provided pictures of completed projects as well as current and future structures. Staff supports this request.

Chairperson Quazi opened the public hearing.

Chairperson Quazi closed the public hearing.

MOTION by David Baskett, second by Janette Cochran, to approve CASE NO. V2021-006. MOTION CARRIED by unanimous vote.

4. CASE NO. V2021-007

Applicant Reece Flanagan with MMA and representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 *Multiple Family Residential District (R-3)* relating to lot width requirements for a townhome project to be constructed at 1601 W Swan, Lot 7 & 8, Block 7, South Side Addition, to the City of Stephenville, Erath County, TX

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

Applicant Reese Flanagan with MMA representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 Multiple Family Residential District (R-3) relating to lot width requirements for a townhome project to be constructed Parcel R33564, Part of Lot 5 of Block 14, of the South Side Addition to the City of Stephenville, Erath County, Texas. This parcel is known as 1601 W Swan. The variance under consideration is to allow a 12-foot reduction in the width of each unit lot from 30 foot to 18 foot in width. Mr. Killen stated that the townhomes are being constructed for individual sale and the lots will be platted accordingly. Mr. Killen shared that there are maps of the project for the Board's consideration and there is water and sewer at the properties. Mr. Killen concluded his report by informing the Board that Mr. Pace provided pictures of completed projects as well as current and future structures. Staff supports this request.

No public hearing was opened.

MOTION by Janette Cochran, second by David Baskett, to approve CASE NO. V2021-007. MOTION CARRIED by unanimous vote.

5. CASE NO. V2021-008

Applicant Reece Flanagan with MMA and representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 Multiple Family Residential District (R-3) relating to lot depth requirements for a townhome project to be constructed at 422 S Lillian, Lot 5, 6, 7, and 8, Block 8, of the South Side Addition, to the City of Stephenville, Erath County, TX
This case was combined with **Case Nos V2021-009 and V2021-010.**

6. CASE NO. V2021-009

Applicant Reece Flanagan with MMA and representing Marc Pace, is requesting a variance from Section 154.05.6 relating to lot depth requirements for a townhome project to be constructed at 1600 W Swan, Part of Lot 5, Block 14, South Side Addition, to the City of Stephenville, Erath County, TX
This case was combined with **Case Nos V2021-008 and V2021-010.**

7. CASE NO. V2021-010

Applicant Reece Flanagan with MMA and representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 Multiple Family Residential District (R-3) relating to lot depth requirements for a townhome project to be constructed at 1601 W Swan, Lot 7 & 8, Block 7, South Side Addition, to the City of Stephenville, Erath County, TX

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

Applicant Reese Flanagan with MMA representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 Multiple Family Residential District (R-3) relating to lot depth requirements for a townhome project to be constructed at the following parcels: Parcel R33516, R33564, and R33516 being Lots 7 and 8 of Block 7, Part of Lot 5 of Block 14, and Lots 7 and 8 of Block 7 of the South Side Addition to the City of Stephenville, Erath County, Texas. These parcels are known as 422 S Lillian, 1600 W Swan and 1601 W Swan, respectively. The variance under consideration is to allow a 14.7-foot reduction in the depth of each dwelling unit lot to 85.3 feet in width. Mr. Killen stated that the townhomes are being constructed for individual sale and the lots will be platted accordingly. Mr. Killen shared that there are maps of the project for the Board's consideration and there is water and sewer at the properties. Mr. Killen concluded his report by informing the Board that Mr. Pace provided pictures of completed projects as well as current and future structures. Staff supports this request.

Chairperson Quazi opened the public hearing to hear all cases congruently.

Mr. Killen stated that staff has been working closely with Mr. Pace regarding drainage issues and retention ponds and it was found that those issues will influence the depth of the lots.

Chairperson Quazi closed the public hearing.

MOTION by David Baskett, second by Janette Cochran, to approve **CASE NO. V2021-008, CASE NO. V2021-009, CASE NO. V2021-010** as presented. MOTION CARRIED by unanimous vote.

8. CASE NO. V2021-011

Applicant Reece Flanagan with MMA and representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 *Multiple Family Residential District (R-3)* relating to the minimum lot area requirements for a townhome project to be constructed at 422 S Lillian, Lot 5, 6, 7, and 8, Block 8, of the South Side Addition, to the City of Stephenville, Erath County, TX

This case was combined with **Case Nos V2021-012 and V2021-013.**

9. CASE NO. V2021-012

Applicant Reece Flanagan with MMA and representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 *Multiple Family Residential District (R-3)* relating to the minimum lot area requirements for a townhome project to be constructed at 1600 W Swan, Part of Lot 5, Block 14, South Side Addition, to the City of Stephenville, Erath County, TX

This case was combined with **Case Nos V2021-011 and V2021-013.**

10. CASE NO. V2021-013

Applicant Reece Flanagan with MMA and representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 *Multiple Family Residential District (R-3)* relating to the minimum lot area requirements for a townhome project to be constructed at 1601 W Swan, Lot 7 & 8, Block 7, South Side Addition, to the City of Stephenville, Erath County, TX

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

Applicant Reese Flanagan with MMA representing Marc Pace, is requesting a variance from City of Stephenville Code of Ordinance, Section 154.05.6 Multiple Family Residential District (R-3) relating to minimum lot requirements for a townhome project to be constructed at the following parcels: Parcel R33516, R33564, and R33516 being Lots 7 and 8 of Block 7, Part of Lot 5 of Block 14, and Lots 7 and 8 of Block 7 of the South Side Addition to the City of Stephenville, Erath County, Texas. These parcels are known as 422 S Lillian, 1600 W Swan and 1601 W Swan, respectively. The variance under consideration is to allow a 1,465 square foot reduction in the area requirement making each dwelling unit lot of the townhome project to be 1,535 square feet. Mr. Killen stated that the townhomes are being constructed for individual sale and the lots will be platted accordingly. Mr. Killen shared that there are maps of the project for the Board's consideration and there is water and sewer at the properties. Mr. Killen concluded his report by informing the Board that Mr. Pace provided pictures of completed projects as well as current and future structures. Staff supports this request.

Chairperson Quazi opened the public hearing to hear all cases congruently.

Mr. Pace answered the question regarding the size of the townhome in relation to the variance request.

Chairperson Quazi closed the public hearing.

MOTION by David Baskett, second by Janette Cochran, to approve **CASE NO. V2021-011, CASE NO. V2021-012, CASE NO. V2021-013** as presented. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 4:27 p.m.

APPROVED:

ATTEST:

Moumin Quazi, Chair

Tina Cox, Board Secretary