



BOARD OF ADJUSTMENT MEETING

via Videoconference
Thursday, December 10, 2020 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, December 10, 2020 at 4:00 PM, 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:

BOARD MEMBERS

PRESENT:

Chairman Dr. Moumin Quazi
Board Member Cecila Willett
Board Member Janette Cochran
Board Member Robert Nimmo
Board Member Ron Henry

BOARD MEMBERS ABSENT:

OTHERS ATTENDING:

Steve Killen, Director of Development Services

CALL TO ORDER

Chairman Quazi called the meeting to order.

MINUTES

1. Consider approval of minutes for November 12, 2020

MOTION by Janette Cochran, second by Robert Nimmo, to approve the minutes for November 12, 2020.
MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: V2020-007

Applicant Andres Betancur is requesting a Subdivision Waiver from Section 154.05.6.D.(A)(6)(b) Minimum Setback of four feet (setback will be 21 feet) to be constructed at 1210 N Isla, Lot 6, Block 1, of the Sloan First Addition to the City of Stephenville, Erath County Texas.

Steve Killen, Director of Development Services, presented the case to the board. Applicant Andres Betancur is renovating the property and is requesting a four-foot variance to the side setback requirement of 25 feet. If granted, the setback along Park Street will be reduced from 25 feet to 21 feet.

Andres Betancur addressed the board stating that he would like to clarify the setback to 16 feet. He stated that currently the fence is 10 feet from the street and he would like to push the fence back six feet to give more visibility at the corner. There will be 16 feet from the street to the fence and four feet from the fence to the house, where the new addition would be.

Chairman Quazi asked about the height of the new construction. Mr. Betancur stated that it would be 20 feet tall for a two story.

Chairman Quazi opened the public hearing:

Those speaking in favor of Case No. V2020-007:

Katherine Horak-Smith, 1185 N. Isla and Brenda Strong, lives at 1465 Blackjack, both expressed their support for Mr. Betancur improving the property

Those not in favor of Case No. V2020-007:

There were none.

Chairman Quazi closed the public hearing.

MOTION by Robert Nimmo, second by Janette Cochran, to approve Case No. V2020-007.

Mr. Betancur asked for clarification on the distance of the variance. The request was for an additional four feet for the variance, which would be a nine-foot variance in total.

After discussion, Janette Cochran rescinded her second.

MOTION FAILED for lack of a second.

MOTION by Ron Henry, second by Robert Nimmo to approve Case No. V2020-007, modified to allow for a nine-foot variance. MOTION CARRIED by unanimous vote.

ADJOURN

MOTION by Robert Nimmo, second by Janette Cochran, to adjourn. MOTION CARRIED by unanimous vote.

APPROVED

Moumin Quazi, Chair

ATTEST

Staci L. King, City Secretary