



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, February 10, 2022 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, February 10, 2022 at 4:15 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: Dr. Moumin Quazi, Chairperson
David Baskett, Vice Chair
Darrell Brown
Ben Tackett

OTHERS ATTENDING: Christina Moon, Board Secretary
Staci King, City Secretary

CALL TO ORDER

Dr. Moumin Quazi, called the meeting to order at 4:15 p.m.

OATH OF OFFICE

Oath of Office administered by City Secretary, Staci King, to Dr. Moumin Quazi and Ben Tackett.

ELECTION OF OFFICERS

Nomination for Chair. MOTION by David Baskett, second by Darrell Brown to nominate Dr. Moumin Quazi for Chair. MOTION CARRIED by unanimous vote.

Nomination for Vice Chair. MOTION by Dr. Moumin Quazi, second by Darrell Brown to nominate David Baskett for Vice Chair. MOTION CARRIED by unanimous vote.

MINUTES

1. Consider Approval of Minutes – 10/14/2021

MOTION by David Baskett, second by Darrell Brown, to approve the minutes. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. CASE NO. V2022-001

Applicant requesting a variance from Section 154.05.3.D.6 relating to rear setback requirements for property located at 838 Mimosa Court, being parcel R74944 of Kaylie Subdivision, Blk 2, Lot 9 of the City of Stephenville, Erath County, Texas.

Christina Moon, City Planner, gave the following report:

Applicant Elizabeth Phelps is requesting a variance from Section 154.05.3.D.6 relating to rear setback requirements for property located at 838 Mimosa Court, being parcel R74944 of Kaylie Subdivision, Blk 2, Lot 9 of the City of Stephenville, Erath County, Texas. Staff has reviewed the documents and has no concerns about this proposed project. Randy Phelps, co-owner of property advocated for approval. Brent Virgin with Paradise Pools stated that pool to be located 11' from property line and 3' away from utility easement. Current 5,400 sf of 400 sf of usable space with setback. Asked if common in neighborhood, not sure. Access to yard – contractor talked to developer behind property and they may have access that way or from front of house.

Ms. Staci Morrison presented the request for the variance with pictures. Ms. Morrison answered questions regarding the amount of green space on the property, where the 6ft privacy fence would be erected and the amount of space that the side yards would have with a 10-foot variance.

Chairperson Quazi closed the public hearing.

MOTION by David Baskett, second by Ben Tackett, to approve **CASE NO. V2022-001** with a 25-foot building setback variance modification. MOTION CARRIED by unanimous vote.

Erath County Habitat for Humanity is requesting a Variance from Section 154.13.G.1 of the Stephenville Zoning Ordinance, for property located at 754 W Sloan, Lots 2 & 3, Block 4, of the Park Place Addition of the City of Stephenville, Erath County, Texas. By ordinance, the project is subject to a 20' landscape buffer (see excerpt below). The applicant states the 20' foot buffer will not allow the construction of the building as designed, plus, require the removal of some trees that have grown between the properties that serve as a natural buffer. The applicant is requesting a variance from the 20' buffer and has agreed to install a screening fence between the two properties in lieu of the buffer. Mr. Sandel stated that staff supports this request.

ADJOURN

The meeting was adjourned at 4:37 p.m.

APPROVED:

ATTEST:

Moumin Quazi, Chair

Christina Moon, Board Secretary