



## BOARD OF ADJUSTMENT MEETING

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City Hall Council Chambers, 298 W. Washington, Stephenville, Texas 76401  
Thursday, February 11, 2021 at 4:00 PM

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### MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, February 11, 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  
Janet Cole  
David Baskett

**MEMBERS ABSENT:** Darrell Brown

**OTHERS ATTENDING:** Steve Killen, Director of Development Services  
Staci King, City Secretary

### CALL TO ORDER

Dr. Moumin Quazi, chairman, called the meeting to order at 4:00 p.m. He wished to recognize former Board member Perry Elliott, who had recently passed away, and acknowledged his contributions to the city of Stephenville.

### OATH OF OFFICE

- 1. Administer Oath of Office to Board of Adjustment Members**  
Staci King, City Secretary, administered the Oath of Office to Janette Cochran and David Baskett.

### MINUTES

- 2. Consider Approval of Minutes for December 10, 2020**  
MOTION by Janette Cochran, second by Janet Cole, to approve the minutes. MOTION CARRIED by unanimous vote.

### PUBLIC HEARING

- 3. Public Hearing; Case No.: SV2021-001**

Applicants Eric and Jamie Hayden are requesting a Subdivision Waiver from Section 154.05.5.(D) to be constructed at Parcel 74232, Lot 1, Block G, of the Lakewood Estates to the City of Stephenville, Erath County, Texas. This property is also known as 932/934 Sundown.

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

Mr. and Mrs. Hayden are requesting a side setback reduction from 25 feet to 16 feet on the north side of the property and a reduction on the setback requirement from 7 feet to 5 feet on the south side of the property. The current lot dimensions are 85 feet by 110 feet based on GIS data. The intended project is a two-family residential structure. The variance request, if granted, will increase the options available in regards to the footprint and floor plan of the structure. Mr. Killen explained that the Public Works department had been contacted and had no objections to the change in setbacks.

Chairperson Quazi opened the public hearing.

Jamie Hayden, applicant, explained that they desired to build a single-story, two-family residence on the lot and the reduction of the setbacks would allow for this residence to be a single-story residence. Board member Baskett asked if similar variances had been made in this area; Mr. Killen confirmed that they had.

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 Janette Cochran, to approve the variance request. MOTION CARRIED by unanimous vote.

#### 4. Public Hearing - Case No.: SV2021-002

**Applicant Beau Mayo is requesting a Subdivision Waiver from Section 154.06.3.D for a project to be constructed at Parcel 29531, Lot 4A, Block 56, of the City Addition, to the City of Stephenville, Erath County, Texas. This property is also known as 314 Floral.**

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

Mr. Mayo is requesting a variation relating to the width and overall lot size requirements for a two-family structure in a B-3 zoned district. The current lot dimensions are 50 feet by 110 feet based on GIS data. The applicant's request, if granted, will result in a variance of an approximate 25 feet reduction on the minimum width requirement and an overall reduction of minimum lot size by approximately 2,000 square feet. Staff is in support of granting the variance.

Chairperson Quazi opened the public hearing.

Beau Mayo, applicant, stated that he could currently meet all requirements other than the lot size.

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

Chairperson Quazi closed the public hearing.

MOTION by Janette Cochran, second by Janet Cole, to approve the variance request. MOTION CARRIED by unanimous vote.

#### ADJOURN

The meeting was adjourned at 4:21 p.m.

APPROVED:

ATTEST:

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Moumin Quazi, Chair

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Tina Cox, Board Secretary