



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, October 14, 2021 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, October 14, 2021 at 4:21 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
Janet Cole
David Baskett
Darrell Brown

OTHERS ATTENDING: Harold Sandel, Building Official
Tina Cox, Board Secretary

CALL TO ORDER

Dr. Moumin Quazi, called the meeting to order at 4:21 p.m.

MINUTES

- 1. Consider Approval of Minutes – 05/26/2021**
MOTION by David Baskett, second by Darrell Brown, to approve the minutes. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

- 2. CASE NO. V2021-007**
Applicant 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.

Harold Sandel, Building Official, gave the following report:

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.

Chairperson Quazi opened the public hearing.

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 Janet Cole, to approve **CASE NO. V2021-007** with a 10-foot variance modification. MOTION CARRIED by unanimous vote.

ADJOURN

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

APPROVED:

ATTEST:

Moumin Quazi, Chair

Tina Cox, Board Secretary