



## BOARD OF ADJUSTMENT MEETING

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City Hall Council Chambers, 298 W. Washington  
Thursday, January 12, 2023 at 4:00 PM

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### MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, January 12, 2023 at 4:00 PM, in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Board of Adjustment 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  
Darrell Brown, Vice-Chairperson  
Ben Tackett  
Alan Nix  
Dean Parr  
JJ Conway, Alternate 1

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

### CALL TO ORDER

Chairman Quazi called the meeting to order at 4:02 p.m.

### OATH OF OFFICE

Oath of Office administered by Notary Public, Tina Cox, to Alan Nix, Darrell Brown, Dean Parr, and JJ Conway.

### ELECTION OF OFFICERS

Nomination for Chair. MOTION by Alan Nix, second by Darrell Brown to nominate Moumin Quazi for Chair. MOTION CARRIED by unanimous vote.

Nomination for Vice Chair. MOTION by Alan Nix, second by Dean Parr to nominate Darrell Brown for Vice Chair. MOTION CARRIED by unanimous vote.

### MINUTES

#### 1. Consider Approval of June 9, 2022 Minutes

MOTION by Darrell Brown, second by Ben Tackett, to approve the minutes with an amendment requested by Chairman Quazi. MOTION CARRIED by unanimous vote.

**PUBLIC HEARING**

**2. Case No.: V2023-001**

**Applicant Ryan Studdard, representing Prescher Custom Homes, LLC, is requesting a variance from Section 154.05.3.D relating to corner lot setback requirements for property located at 1255 Groesbeck, being parcel R72133 of South Side Addition, Block 24, Lot 22 of the City of Stephenville, Erath County, Texas.**

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

Mr. Studdard is requesting a variance to allow for the construction of a single-family home with a two-vehicle garage. The reduced setback will enable construction of the improvements as illustrated in the site plan. The request is to reduce the 25’ corner lot side setback by 10’, resulting in a 15’ setback. Mr. Killen showed aerial maps of corner lot properties in the vicinity revealing structures at an approximate 15’ setback. Mr. Killen concluded his presentation to the Board that staff had no objections to the variance request.

Applicant Ryan Studdard along with Michael Easter, owner of Prescher Homes, shared with the Board that the reason why they are asking for the variance is in order to add a two-car garage onto a brand-new home that they are proposing to build on the site in the hopes of preventing street parking in the neighborhood.

Chairman Quazi opened the public hearing at 4:16 PM.

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

Renee Jackson, 1245 Groesbeck, spoke in opposition to the variance request due to drainage concerns.

Board member Parr asked about drainage and driveway placement; Michael Easter responded to those questions with a confirmation that a drainage plan will be provided during the review process and that the driveway will be placed on Groesbeck.

Chairman Quazi closed the public hearing at 4:21

Alan Nix voiced his concerns regarding drainage, right of way egress, utilities, and sight restrictions. Mr. Killen stated that those issues will be resolved within the development stage of the proposed project.

MOTION by Alan Nix, second by Ben Tackett, to approve Case No. V2023-001 as presented. MOTION CARRIED with a unanimous vote.

**ADJOURN**

The meeting was adjourned at 4:25 p.m.

APPROVED:

ATTEST:

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Moumin Quazi, Chair

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Tina Cox, Board Secretary