



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, September 20, 2023 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, September 20, 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
Dean Parr
Ben Tackett
JJ Conway
John Traweek – Alternate 1

MEMBERS ABSENT: Alan Nix, Vice-Chairperson

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

CALL TO ORDER

Chairman Quazi called the meeting to order at 4:00 p.m.

MINUTES

1. Consider Approval of July 13, 2023 Minutes

MOTION by Dean Parr, second by JJ Conway, to approve minutes as presented. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: V2023-012

Applicant Ryan Young is requesting a variance from Section 154.05.6.D(A)(6)(b) Minimum Width of Side Setback for a Corner Lot for property located at 707 W Tarleton, being parcel R32735 of S5400 PARK PLACE ADDITION; BLOCK 4; LOT 12 of the City of Stephenville, Erath County, Texas.

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

Mr. Young is requesting a variance relating to the requirement of a 25' Corner Lot Side Setback for an addition to an existing single-family home. Mr. Killen concluded his presentation to the Board that staff had no objections to the variance request.

Chairman Quazi had some questions in regard to the 5' variance request.

Chairman Quazi opened the public hearing at 4:07 PM.

Applicant Ryan Young was present to answer questions and give insight into his request.

No one came forward to speak for or against the variance.

Chairman Quazi closed the public hearing at 4:10 PM

MOTION by Ben Tackett, second by John Traweek, to approve Case No. V2023-012 as presented.

MOTION PASSED with a unanimous vote.

3. Case No.: V2023-013

Applicant Ryan Young is requesting a variance from Section 154.05.6.D(7)(a) - Maximum Coverage as a Percentage of Lot Area – 40% for property located at 707 W Tarleton, being parcel R32735 of S5400 PARK PLACE ADDITION; BLOCK 4; LOT 12 of the City of Stephenville, Erath County, Texas.

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

Mr. Young is requesting a variance relating to the requirement of the 40% maximum coverage of lot area to build an addition to an existing single-family home. The lot dimensions are 50x100. Existing structures currently meet the 40% limitation with the main structure alone estimated at 33% coverage). Mr. Killen concluded his presentation to the Board that staff had no objections to the variance request.

Chairman Quazi confirmed that the percentage that Mr. Young was requesting would equal out to an additional 12% of space in order to complete his intended project.

Chairman Quazi opened the public hearing at 4:21 PM.

Applicant Ryan Young was present to answer questions and informed the Board that the addition will be to the second story of the home with open floor space underneath. When Board Member Parr asked about drainage, Mr. Young assured him that French drainage will be installed.

No one came forward to speak for or against the variance.

Chairman Quazi closed the public hearing at 4:23 PM

MOTION by Dean Parr, second by Ben Tackett, to approve Case No. V2023-013 as presented.

MOTION PASSED with a unanimous vote.

4. Case No.: V2023-014

Applicant Niraj Patel, representing DNJ Investment, LLC is requesting a variance from Section 154.06.2.D(9) Height, Area, Yard and Lot Coverage Requirements – Maximum height of structures: 35 feet for property located at 3015 Northwest Loop, being parcel R63719 of S2600 CITY ADDITION; BLOCK 161; LOT 1 of the City of Stephenville, Erath County, Texas.

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

Mr. Patel is requesting a variance relating to the building height requirement of 35'. Mr. Patel would like to build a four-story hotel with an overall height of 46'-3" and an entry height of 54'-2". Mr. Killen concluded his presentation to the Board that staff had no objections to the variance request.

Chairman Quazi opened the public hearing at 4:28 PM.

Mr. Patel was not present to answer questions, however his representative Charles Merritt with Merritt Engineering was available to answer the Board's questions and presented the Board with handouts of the proposed hotel and went into detail explaining the need for the variance request.

Chairman Quazi requested clarification to the specific height request in which Mr. Killen responded that the variance request would be for the total height of the structure.

No one came forward to speak for or against the variance.

Chairman Quazi closed the public hearing at 4:30 PM.

MOTION by JJ Conway, second by Dean Parr, to approve Case No. V2023-014 as presented.

MOTION PASSED with a unanimous vote.

ADJOURN

The meeting was adjourned at 4:31 p.m.

APPROVED:

ATTEST:

Moumin Quazi, Chair

Tina Cox, Board Secretary