



## BOARD OF ADJUSTMENT MEETING

---

City Hall Council Chambers, 298 W. Washington  
Thursday, April 21, 2022 at 4:00 PM

---

### MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, April 21, 2022 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:

<b><u>MEMBERS PRESENT:</u></b>	Moumin Quazi, Chairperson David Baskett, Vice Chairperson Ben Tackett Kellijon Nance
<b><u>MEMBERS ABSENT:</u></b>	Darrell Brown
<b><u>OTHERS ATTENDING:</u></b>	Steve Killen, Director of Development Services Staci L. King, City Secretary

### CALL TO ORDER

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

### MINUTES

**1. Approval of March 10, 2022 Minutes**

MOTION by David Baskett, second by Kellijon Nance, to approve the minutes as presented. MOTION CARRIED by unanimous vote.

### PUBLIC HEARING

**2. Case No.: V2022-003**

**Applicant Anais Moody is requesting a variance from Section 154.06.6.D.(9) relating to maximum height requirements for property located at 580 W. Vanderbilt Street, being parcel R32708 of S5400 Park Place, Block 1, Lots 1-5 of the City of Stephenville, Erath County, Texas.**

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

Applicant is requesting a variance to allow an increase in current tower height to 80' for T-Mobile service strength improvements. Staff supports the request. The Board, by approving the request, thereby grants special exceptions pursuant to 154.74.E.2, paragraph 10 and 12, to allow the variance for an increase in tower height and equipment mounting at 80'.

Chairman Quazi opened the public hearing. No one came forward to speak in favor of or opposition to the variance. Chairman Quazi closed the public hearing.

MOTION by David Baskett, second by Ben Tackett, to approve Case No. V2022-003. MOTION CARRIED by unanimous vote.

**3. Case No.: V2022-004**

**Applicant Daniel Toof is requesting a variance from Section 154.05.3.D.(6) relating to minimum depth of rear setback requirements for property located at 191 Davis Avenue, being parcel R76719 of S5200 McAlister Second, Block 2, Lots 17 of the City of Stephenville, Erath County, Texas.**

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

The applicant is requesting a variance to allow for the construction of single family residence. Based on the footprint of the structure, the applicant will not be able to meet the setback requirements and meet the minimum of 1500 square foot. He is requesting a 10' variance, reducing the rear setback to 15'.

Chairman Quazi opened the public hearing. No one came forward to speak in favor of or opposition to the variance. Chairman Quazi closed the public hearing.

MOTION by Kellijon Nance, second by David Baskett, to approve Case No. V2022-004. MOTION CARRIED by unanimous vote.

**ADJOURN**

The meeting was adjourned at 4:10 p.m.

APPROVED:

ATTEST:

\_\_\_\_\_  
Moumin Quazi, Chair

\_\_\_\_\_  
Tina Cox, Board Secretary