



SPECIALLY CALLED BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, May 25, 2023 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, May 25, 2023 at 4:00 PM, in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Specially Called 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
Alan Nix
Ben Tackett
Darrell Brown
JJ Conway – Alternate 1

MEMBERS ABSENT: None

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.

Chairman Quazi mentioned that Darrell Brown would no longer serve on the Board of Adjustment and thanked him for his years of service.

MINUTES

1. Approval of March 9, 2023 Minutes

MOTION by Alan Nix, second by Ben Tackett, to approve the amended minutes. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: V2023-006

Applicant Ryan Hill, representing Shield Engineering Group, PLLC, is requesting a variance from Section 154.05.6.D.3 relating to 25' Front Setback for property at 2290 W Tarleton, Parcel R30357 being BLOCK 139; LOT 16;(117.3 x 82.5 OF, 16 TRACT 1) of the S2600 CITY ADDITION, Acres 0.222, of the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, stated that Mr. Hill is requesting a variance to allow for the construction of a multifamily structure. The reduced setback will enable construction of the improvements as illustrated in the site plan. The request is to reduce the 25' front setback by 4', resulting in a 21' setback. Mr. Killen concluded in his report that staff supports the request.

Co-Applicant Craig Barnes presented his case to the board by explaining that he would like the setback in order to develop the property into a three-story apartment complex. He mentioned that the developers would be installing sidewalks and curb and gutters as required by city ordinance. When questioned by Member Alan Nix about the ownership of the property in question, Mr. Barnes stated that they had not closed escrow as of yet and the purchasing of said property would be contingent upon approval of the requested variances.

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 Ben Tackett, second by Dean Parr, to approve Case No. V2023-006. MOTION CARRIED by unanimous vote.

3. Case No.: V2023-007

Applicant Ryan Hill, representing Shield Engineering Group, PLLC, is requesting a variance from Section 154.05.6.D.1 relating to *Maximum Density* for properties located at 2290 W Tarleton, Parcel R30357 being BLOCK 139; LOT 16;(117.3 x 82.5 OF, 16 TRACT 1) of the S2600 CITY ADDITION, Acres 0.222, of the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, stated that Mr. Hill is requesting a density variance to allow for 23.8 units per acre, equating to 18 units for the site with the combined parcels totaling approximately 0.67 acres if acquired. Mr. Killen informed the Board that the increase would allow for 1.2 more units to be built on the property. The developers are providing more parking than is currently required. Mr. Killen concluded his report mentioning that the staff is indifferent in regard to the request, but he did not feel that the request would make a significant difference in the overall footprint of the neighborhood.

Mr. Barnes and Mr. Hill responded to Alan Nix's questions regarding height requirements and could the developers reduce the footprint of the project.

Chairman Quazi opened the public hearing.

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

Chairman Quazi closed the public hearing.

MOTION by Ben Tackett, second by JJ Conway, to approve Case No. V2022-007. MOTION FAILED to receive a two-thirds majority vote.

Chairman Quazi voiced his concerns about the proposed apartments becoming a three-story building and Mr. Nix stated that he felt that the request did not fit the neighborhood footprint due to the increase in traffic on Tarleton Street.

AYES: JJ Conway, Ben Tackett, Moumin Quazi

NOES: Dean Parr, Alan Nix

4. Case No.: V2023-008

Applicant Larry Stone is requesting a variance from Section 154.05.6 (D) relating to 25' Corner Lot Side Setback for property at 1101 McCart, being Parcel R28824 of S2300 Butler Addition, Block 6, Lot 3C, (W109) of the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, stated that Mr. Stone is requesting a variance to allow for the construction of a single-family home. The request is to reduce the 25' corner lot side setback by 10', resulting in a 15' setback which in turn will enable construction of the improvements as illustrated in the site plan. Mr. Killen concluded his report by sharing that the staff supports the request.

Larry Stone, applicant, shared that he is requesting the variance in order to build his daughter a house while she is a student at Tarleton University.

Chairman Quazi opened the public hearing.

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

Chairman Quazi closed the public hearing.

MOTION by Alan Nix, second by Dean Parr, to approve Case No. V2022-008. MOTION CARRIED by a unanimous vote.

ADJOURN

The meeting was adjourned at 4:18 p.m.

APPROVED:

ATTEST:

Moumin Quazi, Chair

Tina Cox, Board Secretary