



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, June 9, 2022 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, June 9, 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:

MEMBERS PRESENT: Moumin Quazi, Chairperson
Ben Tackett
Darrell Brown
Alan Nix

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.

OATH OF OFFICE

Oath of Office administered by Notary Public, Tina Cox, to Alan Nix.

MINUTES

1. Consider Approval of May 12, 2022 Minutes

MOTION by Darrell Brown, second by Ben Tackett, to approve the minutes as presented. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: V2022-008

Applicant Tom Hackelman, representing Lu Enterprise LLC is requesting a variance from Section 154.13.G(I) 20' Landscape Buffer Requirement for property located at 2220 W Washington Street, being Parcel 30368 of City Addition, Block 140, Lot 1A of the City of Stephenville, Erath County, Texas.

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

Applicant Tom Hackelman, representing Lu Enterprise LLC, is requesting a variance from Section 154.13.G.I of the Stephenville Zoning Ordinance, for property located at 2220 W. Washington Street

and 2223 S. Loop. These are adjacent parcels recently rezoned to B-2, Retail and Commercial District. The intended use will result in a re plat of the properties into one parcel. The building is for general office/clinic space. By ordinance, the project is subject to a 20' landscape buffer due to the adjacent zoning of R-3. The applicant states the 20'-foot buffer will not allow the construction of the building as designed due to construction and setback requirements. The applicant is requesting a 10' reduction of the 20' buffer requirement. Mr. Killen concluded his brief by stating that staff has no objection to the request.

Applicant Tom Hackleman along with Robert Stuckey, architect of record shared with the Board that the land was under contract and the completed building will be for medical offices. The original building square feet was to be 9,500, but due to unforeseen circumstances arising, the footprint of the building would need to be reduced. Chairman Quazi asked Mr. Hackleman if there were options that could be considered to reduce the size of the building and in essence eliminate the need for any variance at all. Due to the layout of the building and the retention pond request which eliminated additional parking spaces, there were no feasible options.

Chairman Quazi opened the public hearing at 4:23 PM.

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

Brad Allen, of Rock House Facilities, spoke in opposition to the variance request.

One letter of opposition from Cheryl Smith, 160 Meador, was received and read into the record.

Chairman Quazi closed the public hearing.

Board members asked questions of both Mr. Hackleman and Mr. Stuckey in regard to parking and trees.

MOTION by Alan Nix to deny Case No. V2022-008 as presented. MOTION FAILED for lack of a second.

MOTION by Ben Tackett, second by Darrell Brown, to approve Case No. V2022-008 as presented. MOTION FAILED to receive four affirmative votes RESULTING IN THE DENIAL OF THE APPEAL per Rules and Regulations of the Board.

Chairman Quazi voiced his frustrations.

3. **Case No.: V2022-009**

Applicant Tom Hackelman, representing Lu Enterprise LLC is requesting a variance from Section 154.13.G(I) 20' Landscape Buffer Requirement for property located at 2223 W South Loop, being Parcel 30369 of City Addition, Block 140 & 145, Lot 1A-S of the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, stated that Mr. Hackelman, representing Lu Enterprise LLC, is requesting a variance from Section 154.13.G.I of the Stephenville Zoning Ordinance, for property located at 2223 South. Loop. These are adjacent parcels recently rezoned to B-2, Retail and Commercial District. The intended use will result in a replat of the properties into one parcel. The building is for general office/clinic space. By ordinance, the project is subject to a 20' landscape buffer due to the adjacent zoning of R-3. The applicant states the 20'-foot buffer will not allow the construction of the building as designed due to construction and setback requirements. The applicant is requesting a 10' reduction of the 20' buffer requirement. Mr. Killen concluded his brief by stating that staff has no objection to the request.

Applicant Tom Hackleman along with Robert Stuckey, architect of record, were present to answer any additional questions.

Chairman Quazi opened the public hearing at 4:56 PM.

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

Brad Allen, of Rock House Facilities, spoke in opposition to the variance request.

One letter of opposition from Cheryl Smith, 160 Meador, was received and read into the record.

Chairman Quazi closed the public hearing at 4:56 PM.

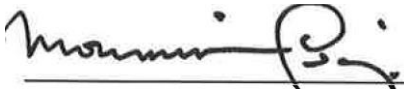
MOTION by Ben Tackett, second by Darrell Brown, to approve Case No. V2022-009 as presented.
MOTION FAILED to receive four affirmative votes RESULTING IN THE DENIAL OF THE APPEAL per Rules and Regulations of the Board.

ADJOURN

The meeting was adjourned at 5:03 p.m.

APPROVED:

ATTEST:



Moumin Quazi, Chair \ \



Tina Cox, Board Secretary /