



## BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington  
Thursday, October 10, 2024 at 4:00 PM

### MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, October 10, 2024 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:

**COMMISSIONERS PRESENT:** Dr. Moumin Quazi, Chairperson  
JJ Conway  
Robert Nimmo  
Mary Beach-McQuire

**COMMISSIONERS ABSENT:** Tina Virgin

**OTHERS ATTENDING:** Robert Turk, Building Official of Development Services  
Wendy Rangel, Commission Secretary

#### CALL TO ORDER

Chairman Dr. Moumin Quazi called the Board of Adjustment meeting to order at 4:00 PM.

#### CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

#### MINUTES

1. Consider Approval of Minutes from August 8, 2024

MOTION by Robert Nimmo, seconded by Mary Beach-McQuire, to approve minutes as presented.  
MOTION CARRIED unanimously.

#### PUBLIC HEARING

2. Case No.: V2024-021

Applicant Joel Allen, representing JB OPP, LLC, is requesting a Variance to Section 154.05.6.D(B)(6)(b) "Minimum Side Setback" for property located at 749 Neblett, Parcel: R30821 of College Heights;, BLOCK 7;, LOT 1A, of the City of Stephenville, Erath County, Texas.

Robert Turk, Building Official of Development Services, presented this item to the Board.

Comments from Jason King, City Manager, provided additional detail relating to the property and building placement.

Chairman Dr. Moumin Quazi opened the public hearing at 4:06 PM.

Applicant Joel Allen spoke regarding the request for Case No.: V2024-021.

Chairman Dr. Moumin Quazi closed the public hearing at 4:08 PM.

MOTION by Mary Beach-McGuire, second by Robert Nimmo, to approve Case No.: V2024-021 as presented.  
MOTION CARRIED unanimously.

3. Case No.: V2024-022

Applicant David Brumfield, representing Greyhouse Rentals LLC, is requesting a Variance to Section 154.05.5.E(B)(2) "Minimum Lot Width and Lot Frontage" for property located at 727 Frey, Parcel: R28766 of BUTLER ADDITION;, BLOCK 2;, LOT 9A, of the City of Stephenville, Erath County, Texas

Robert Turk, Building Official of Development Services, presented this item to the Board.

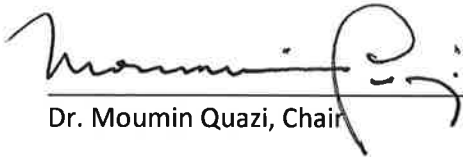
Applicant David Brumfield, nor Greyhouse Rentals, LLC.; were present at the meeting; therefore, the Board was unable to proceed with the hearing for Case No.: V2024-022.

**ADJOURN**

Chairman Dr. Moumin Quazi adjourned the Board of Adjustment meeting at 4:11 PM.

APPROVED:

ATTEST:

  
\_\_\_\_\_  
Dr. Moumin Quazi, Chair

  
\_\_\_\_\_  
Wendy Rangel, Commission Secretary

***In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.***