



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, March 10, 2022 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, March 10, 2022 at 4:15 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business 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: Dr. Moumin Quazi, Chairperson
David Baskett, Vice Chair
Darrell Brown
Ben Tackett
Kelijon Nance

OTHERS ATTENDING: Christina Moon, City Planner
Tina Cox, Board Secretary

Prior to meeting, Kelijon Nance was sworn in by City Secretary.

CALL TO ORDER

Dr. Moumin Quazi, called the meeting to order at 4:00 p.m.

MINUTES

1. Consider Approval of Minutes - 2/10/2022

MOTION by David Baskett, second by Darrell Brown, to approve the minutes. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. CASE NO. V2022-002

Applicant John Scribner is requesting a variance from Section 154.06.6.D.(S) relating to front setback requirements for property located at 2798 W. Washington Street, being parcel R22338 of A0SIS Motley William & City, Lot 6 of the City of Stephenville, Erath County, Texas.

Christina Moon, City Planner, gave the following report:

Mr. Scribner is requesting a variance to allow for the construction of a canopy for drive through ordering station within the 20' setback requirement for corner lot. This lot is one of eight lots in a 20-acre development known as The Stables, which is surrounded by industrial, commercial, and retail uses.

Per Section 154.21.1.1. 3.a.1.c., a map showing the setback of main walls of all buildings on the same side of the street within a distance of 200 feet of the applicant's property is not applicable as there are no existing buildings that meet these criteria.

If approved, the canopy and 3 posts will encroach the set-back requirement but have no impact on surrounding properties, existing or proposed utilities, or sight triangles. The encroachment is intended to be a maximum of 15'.

Staff has reviewed the drawings and supports this variance request.

Mathias Haubert, a consultant to the owner, stated that the Chick-fil-A team is anticipating this to be a busy site with a large demand. With that, the drive-thru location as presented allows the most efficient layout to make sure adequate parking and drive-thru stacking are provided. If the drive-thru was shifted, both parking spaces and drive-thru stacking would be reduced. One of the focuses of the Chick-fil-A teams is to get traffic off the streets so traffic does not back up and maximizing the drive-thru and onsite parking is one of the ways we achieve this. Additionally, the encroachment is only for a canopy that is open on all 4 sides. The main building structure itself is presented in compliance with the setbacks.

Chairperson Quazi closed the public hearing.

MOTION by David Baskett, second by Ben Tackett, to approve **CASE NO. V2022-002** with a 20-foot building setback variance modification. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 4:09 p.m.

APPROVED:

ATTEST:

 /S/
Moumin Quazi, Chair

 /S/
Tina Cox, Commission Secretary