



BOARD OF ADJUSTMENT MEETING

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

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, February 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

OTHERS ATTENDING: Christina Moon, City Planner
Staci King, City Secretary

CALL TO ORDER

Dr. Moumin Quazi, called the meeting to order at 4:15 p.m.

OATH OF OFFICE

Oath of Office administered by City Secretary, Staci King, to Dr. Moumin Quazi and Ben Tackett.

ELECTION OF OFFICERS

Nomination for Chair. MOTION by David Baskett, second by Darrell Brown to nominate Dr. Moumin Quazi for Chair. MOTION CARRIED by unanimous vote.

Nomination for Vice Chair. MOTION by Dr. Moumin Quazi, second by Darrell Brown to nominate David Baskett for Vice Chair. MOTION CARRIED by unanimous vote.

MINUTES

1. **Consider Approval of Minutes - 10/14/2021**

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

PUBLIC HEARING

1. CASE NO. V2022-001

Applicant requesting a variance from Section 154.05.3.D.6 relating to rear setback requirements for property located at 838 Mimosa Court, being parcel R74944 of Kaylie Subdivision, Blk 2, Lot 9 of the City of Stephenville, Erath County, Texas.

Christina Moon, City Planner, gave the following report:

Applicant Elizabeth Phelps is requesting a variance from Section 154.05.3.D.6 relating to rear setback requirements for property located at 838 Mimosa Court, being parcel R74944 of Kaylie Subdivision, Blk 2, Lot 9 of the City of Stephenville, Erath County, Texas. Staff has reviewed the documents and has no concerns about this proposed project.

Randy Phelps, co-owner of property advocated for approval. Brent Virgin with Paradise Pools stated that pool to be located 11' from property line and 3' away from utility easement. Current 5,400 sf of 400 sf of usable space with setback. Contractor stated that he spoke with developer behind the property and access to the yard may be granted either that way or from front of the house.

Chairperson Quazi closed the public hearing.

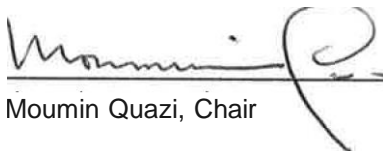
MOTION by David Baskett, second by Ben Tackett, to approve CASE NO. V2022-001 with a 25-foot building setback variance modification. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 4:37 p.m.

APPROVED:

ATTEST:



Moumin Quazi, Chair

Tina Cox, Board Secretary