



## BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington  
Thursday, December 12, 2024 at 4:00 PM

### MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, December 12, 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:** Moumin Quazi, Chairperson  
JJ Conway  
Robert Nimmo  
Tina Virgin

**COMMISSIONERS ABSENT:** Mary Beach, McQuire JS  
Beach McQuire

**OTHERS ATTENDING:** Steve Killen, Director of Development Services  
Jan Strahan, Commission Secretary

#### CALL TO ORDER

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

#### CITIZENS GENERAL DISCUSSION

There were no comments

#### MINUTES

1. Consider Approval of Minutes from November 14, 2024

MOTION was made by Tina Virgin, SECONDED by JJ Conaway to approve the Minutes from November 14, 2024. Motion carried unanimously.

#### REGULAR AGENDA

2. Case No.: V2024-023

Applicant Robert McGowan is Requesting a Hearing Pursuant to Section 154.21.3.C – *Variance for the Construction of a Carport* for Property Located at 1840 Overhill Dr., Parcel R29027, Being BLOCK F; LOT 8 of the Chamberlin Addition, City of Stephenville, Erath County, Texas

Director of Development Services, Steve Killen made a presentation about the variance request.

Mr. McGowan is requesting a variance to take the full 25' setback and not proceed beyond the property line for the construction of a carport for property located at 1840 Overhill Dr., Parcel R29027, Being BLOCK F; LOT 8 of the Chamberlin Addition, City of Stephenville, Erath County, Texas

**3. PUBLIC HEARING**

Case No.: V2024-023

Chairman Quazi opened the public hearing at 4:04 p.m.

Applicant Robert McGowan spoke in favor of the request and informed the Board that he is requesting the setback to complete the project.

No one came forward to speak for or against the variance request.

Chairman Quazi closed the public hearing at 4:06 p.m.

**4. Consider Approval of Variance for the Construction of a Carport for Property Located at 1840 Overhill Dr., Parcel R29027, Being BLOCK F; LOT 8 of the Chamberlin Addition, of the City of Stephenville, Erath County, Texas**

Motion by Robert Nimmo, seconded by JJ Conway, to approve Case No.: V2024-023 as presented.

Motion Carried unanimously.

**5. Case No.: V2024-024**

Applicant Court Cole, Representing Pendleton Enterprises, LLC., is Requesting a Variance from Section Sec.154.12-37 – Variance from Sign Regulations for Property Located at 270 W College, Parcel R29216, Being BLOCK 8; LOT F2H of the City Addition of the City of Stephenville, Erath County, Texas

Director of Development Services, Steve Killen made a presentation about the variance request.

Mr. Court Cole is requesting a variance from the sign ordinance section sec. 154.12.-37 to allow an additional sign on the property at the Southeastern Corner of the building adjacent to the City alley. The sign will protrude into the City Right of Way, extending 40" from the building. The height at the bottom of the sign will be 14'. section sec.154.12.-37 - for property located at 270 W College, Parcel R29216, Being BLOCK 8; LOT F2H of the City Addition of the City of Stephenville, Erath County, Texas

**6. PUBLIC HEARING**

Case No.: V2024-024

Chairman Quazi opened the public hearing at 4:08 p.m.

Applicant Court Cole spoke in favor of the request and informed the Board that he is requesting the setback to complete the project.

Mr. Brady Pendleton came forward to speak for the variance request.

Chairman Quazi closed the public hearing at 4:17 p.m.

7. Consider Approval of Variance from Section Sec.154.12-37 – Variance from Sign Regulations for Property Located at 270 W College, Parcel R29216, Being BLOCK 8; LOT F2H of the City Addition of the City of Stephenville, Erath County, Texas

Motion by Robert Nimmo, seconded by Tina Virgin, to approve Case No.: V2024-024 as presented.

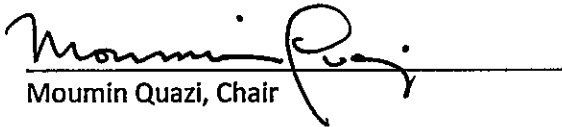
Motion Carried unanimously.

**ADJOURN**

Chairman Dr. Moumin Quazi adjourned the Board of Adjustment meeting at 4:19 p.m.

APPROVED:

ATTEST:

  
Moumin Quazi, Chair

  
Jan Strahan, 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.*