

CITY OF STEPHENVILLE TEXAS

SPECIALLY CALLED BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, February 15, 2024 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, February 15, 2024 at 4:00 PM, in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Specially Called 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
JJ Conway, Vice-Chairperson
Dean Parr
Robert Nimmo
Mary Beach-McGuire

MEMBERS ABSENT: None

OTHERS ATTENDING: Tina Cox, Planning Coordinator, standing in for Steve Killen, Development Services Director

CALL TO ORDER

Chairman Quazi called the meeting to order at 4:10 p.m.

PUBLIC HEARING

1. **Case No.: V2024-005**

Applicant Steve Peacock, representing C&S Contractors, is requesting a variance from Section 154.05.6.D(B)(S) regarding Minimum Depth of Rear Setback for property located at 1665 Hyman, being Parcel R33697, BLOCK 26; LOT 17 of the South Side Addition of the City of Stephenville, Erath County, Texas.

Tina Cox, Planning Coordinator, gave the following report:

Mr. Peacock is requesting a 15' variance relating to the rear setback requirement of 25' in order to build a duplex residential structure. If approved, the rear setback will be reduced to 10' as reflected in the site plan that Ms. Cox presented to the Board. In making her report, Ms. Cox conveyed Steve Killen, Development Services Director's request to bring to the Board's attention that the rear setbacks on the adjacent properties currently range from 8' to 15'. Ms. Cox concluded her report by stating that staff has no objections to the variance request.

Ms. Beach-McGuire asked how wide the alley was, to which Ms. Cox responded that the width is 30'.

Chairman Quazi opened the public hearing at 4:04 PM.

Applicant Steve Peacock spoke in favor of the request and gave the Board background information as to the history of the property and that he was asking for the variance in order to save the large oak trees that are currently on the property as well as offer rentals to those who are 55 and over in age.

One letter of opposition written by Sherry Henkel, 1600 Groesbeck, was read and discussed by board members.

No one came forward to speak for the variance request.

Chairman Quazi closed the public hearing at 4:08 PM


MOTION by Dean Parr, second by Robert Nimmo, to approve Case No. V2024-005 as presented.

MOTION PASSED with a unanimous vote.

ADJOURN

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

APPROVED:



Moumin Quazi, Chair

ATTEST:


ISI

Tina Cox, Board Seer/ ry