



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, March 9, 2023 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, March 9, 2023 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:

MEMBERS PRESENT: Moumin Quazi, Chairperson
Darrell Brown, Vice-Chairperson
Alan Nix
Dean Parr
JJ Conway, Alternate 1

MEMBERS ABSENT: Ben Tackett

OTHERS ATTENDING: Steve Killen, Director of Development Services
Tina Cox, Board Secretary

CALL TO ORDER

Due to a late arrival, Chairman Quazi called the meeting to order at 4:10 p.m.

MINUTES

1. Consider Approval of January 12, 2023 Minutes

MOTION by Darrell Brown, second by Alan Nix, to approve the minutes as presented. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: V2023-002

Applicant Tom Hines, representing Christopher Family Living Trust is requesting a Variance from Section 154.21.3.C - *Variance for the Construction of a Carport* for property located at 945 Mockingbird, Parcel R33898, being BLOCK A; LOT 6 (N 88 OF) of the TANGLEWOOD ADDITION, City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, gave the following report:

Mr. Hines is requesting a variance for the construction of a carport that will extend 11.5 feet into the required front setback for R-1 zoning districts, Single Family Residential. If approved, the 25 ft. setback requirement will be reduced to 13.5 feet. Mr. Killen stated that he received three phone calls from neighbors with questions. No one submitted any letters of opposition. Mr. Killen concluded his presentation to the Board that staff had no objection to the variance request.

Applicant Tom Hines presented the Board members with a detailed request for the variance along with exhibits that showed the area in question and what the finished addition would look like. Mr. Hines shared that the Christopher family would like to see this request granted in order to provide covered parking for the home health aides that regularly visit and in order for Mr. Christopher to have additional storage for his books and papers from his tenure as a professor at Tarleton State University.

Mr. Nix asked Mr. Hines if the carport could be placed in front of the enclosed existing garage. Mr. Hines responded that there would not be enough room for two vehicles and the use of a wheelchair to move a family member in and out of a vehicle.

Dean Parr posed the question of removing the additional storage building altogether in order to move the carport closer to the house. Mr. Hines replied that the storage area was needed for all of Mr. Christopher's books and papers that he brought home upon retirement from Tarleton.

Chairman Quazi asked about additional seating area being removed from the plans in order for the storage area to be relocated closer to the home. Mr. Hines told the board members that due to fire code regulations that would not be possible.

Mr. Nix inquired as to whether or not there would be adequate Fire and EMS access for the proposed project. Mr. Hines assured Mr. Nix that there would be enough room for a stretcher to be brought in if needed.

Chairman Quazi opened the public hearing at 4:39 PM.

Randall Christopher spoke in favor of the variance.

No one came forward in opposition to the variance.

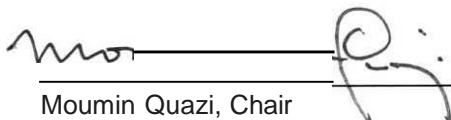
Chairman Quazi closed the public hearing at 4:40 PM.

MOTION by Alan Nix, second by Dean Parr, to approve Case No. V2023-001 as presented. MOTION CARRIED with a unanimous vote.

ADJOURN

The meeting was adjourned at 4:25 PM

APPROVED:


Moumin Quazi, Chair

ATTEST:


Tina Cox, Board Secretary