



## BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington  
Thursday, May 12, 2022 at 4:00 PM

### MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, May 12, 2022 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  
David Baskett, Vice Chairperson  
Ben Tackett  
Darrell Brown

**MEMBERS ABSENT:** Kellijon Nance

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

#### CALL TO ORDER

Chairman Quazi called the meeting to order at 4:05 p.m.

#### MINUTES

**1. Approval of April 12, 2022 Minutes**

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

#### PUBLIC HEARING

**2. Case No.: V2022-006**

**Applicant Phillip Warren is requesting a variance from Section 154.05.3.D.(5) relating to minimum depth of front setback requirements for property located at 453 Alexander, being parcel R31077 of Counts Addition, Block 1, Lot 14 and 5 (Pt. of 5) of the City of Stephenville, Erath County, Texas.**

Steve Killen, Director of Development Services, stated that Mr. Warren is requesting a variance to allow for the extension of the front porch. Based on the site plan, the porch will encroach front setback by approximately six feet. He is requesting a six-foot variance, thus by reducing the front setback from 25' to 19'. Mr. Killen concluded his report that the staff supports the request.

Applicant Phillip Warren presented his case to the board by explaining that he would like the setback in order to add an additional 620 square feet to the front porch which would complement the remodeling that has been completed on the house.

Chairman Quazi opened the public hearing.

No one came forward to speak in favor of or opposition to the variance.

Chairman Quazi closed the public hearing.

MOTION by Darrell Brown, second by David Baskett, to approve Case No. V2022-006. MOTION CARRIED by unanimous vote.

**3. Case No.: V2022-007**

**Applicant James Benton is requesting a variance from Section 154.05.3.D.(6) relating to minimum depth of rear setback requirements for property located at 150 Elk Cove, being parcel R75360 of Elk Ridge Estates III, Block 5, Lots 8 of the City of Stephenville, Erath County, Texas.**

Steve Killen, Director of Development Services, stated that Mr. Benton is requesting a variance to allow for the construction of swimming pool. Based on the site plan, the pool will protrude into the rear setback by approximately seven feet. He is requesting a seven-foot variance, thus by reducing the rear setback to 18' from 25'. Mr. Killen concluded his report that the staff supports the request.

James Benton, applicant, shared that he is requesting the variance in order to build the pool so that it is 5-7' from the house.

Chairman Quazi opened the public hearing.

No one came forward to speak in favor of or in opposition to the variance.

Chairman Quazi closed the public hearing.

MOTION by Darryl Brown, second by Ben Tackett, to approve Case No. V2022-007. MOTION CARRIED by unanimous vote with David Baskett abstaining.

**ADJOURN**

The meeting was adjourned at 4:18 p.m.

APPROVED:

ATTEST:

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Moumin Quazi, Chair



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Tina Cox, Board Secretary

