



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, November 14, 2024 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, November 14, 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
Mary Beach-McQuire

OTHERS ATTENDING: Steve Killen, Director of Development Services
Wendy Rangel, Commission Secretary

CALL TO ORDER

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

Mary Beach-McQuire joined the meeting at 4:02 PM.

CITIZENS GENERAL DISCUSSION

There were no comments.

MINUTES

1. Consider Approval of Minutes from October 10, 2024

MOTION made by JJ Conway, SECONDED by Tina Virgin to approve the Minutes from October 10, 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

The applicant was not present for request to be considered. The Item was tabled.

3. PUBLIC HEARING

Case No.: V2024-023

Item was tabled.

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

The Item was tabled.

5. CASE NO.: V2024-022

Applicant David Brumfield, Representing Greyhouse Rentals, LLC., is Requesting a Variance from Section 154.05.5.E(B)(2) Relating to Minimum Lot Width and Lot Frontage Requirements for Property Located at 727 Frey, Being Parcel R28766, BLOCK 2; LOT 9A of the Butler Addition to the City of Stephenville, Erath County, Texas

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

This property was recently rezoned from R-1, Single Family, to R-2, One and Two Family. The intended project is an addition to the existing home to convert the use of the existing home to a duplex. Duplex style housing will require 75x100 lot dimensions. This lot shows to have approximately 60' of frontage on Frey St. The variance request is to allow a reduction in the lot frontage to the width as currently platted.

Applicant David Brumfield, presented.

6. PUBLIC HEARING

Case No.: V2024-022

Public Hearing was opened at 4:11 PM.

Public Hearing was closed at 4:11 PM.

7. Consider Approval of Variance from Section 154.05.5.E(B)(2) Relating to Minimum Lot Width and Lot Frontage Requirements for Property Located at 727 Frey, Being Parcel R28766, BLOCK 2; LOT 9A of the Butler Addition to the City of Stephenville, Erath County, Texas

MOTION made by Mary Beach-McGuire, SECONDED by Robert Nimmo to approve requested Variance. Motion was carried unanimously.

8. 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

Applicant was not present for request to be considered. The Item was tabled.

9. PUBLIC HEARING

Case No.: V2024-024

The Item was tabled.

10. 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

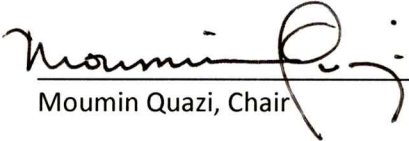
The Item was tabled.

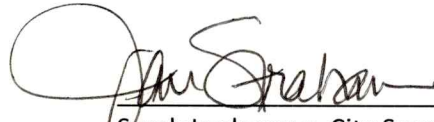
ADJOURN

Chairperson Moumin Quazi adjourned the meeting at 4:10PM.

APPROVED:

ATTEST:


Moumin Quazi, Chair


~~Sarah Lockenour, City Secretary~~
Jan Strahan, Commission
Secretary.