



**Board of Adjustment**  
Regular Meeting

Thursday, April 10, 2025, 4:00 PM  
City Hall Council Chambers  
298 W Washington  
Stephenville, Texas 76401

## **AGENDA**

### **CALL TO ORDER**

### **OATH OF OFFICE**

### **ELECTION OF OFFICERS**

### **CITIZENS GENERAL DISCUSSION**

### **APPROVAL OF MINUTES**

Consider Approval of January 30, 2025 Meeting Minutes

### **REGULAR AGENDA**

1. **Application No.: V 8717**

Rick Richardson is requesting a Variance from Section 154.05.3.D(9)(e) - *Minimum Depth from Edge of the Main Building: 12 feet*, for property located at 2320 Mimosa, Parcel R34593, being Block 2, Lots 14 and 15 of the S7000 West Oaks Addition of the City of Stephenville, Erath County, Texas.

2. **PUBLIC HEARING**

Application No.: V 8717

3. Consider approval of a variance for property location at 2320 Mimosa, Parcel R34593, being Block 2, Lots 14 and 15 of the S7000 West Oaks Addition of the City of Stephenville, Erath County, Texas.

4. **Application No.: V 8748**

Applicant Colby Pack, representing Dally and Jacob T Hasbrouck, is requesting a *Variance from Section 154.05.1.D(9)(a) - Maximum Accessory Building Coverage of 30% of Main Dwelling*, for property located at 1124 Forest Lane, Parcel R51835, being Block II, Lot 1A & 1B of the S7220 PEACOCK ESTATES II of the City of Stephenville, Erath County, Texas.

5. **PUBLIC HEARING**

Application No.: V 8748

6. Consider approval of a variance for property located at 1124 Forest Lane, Parcel R51835, being Block II, Lot 1A & 1B of the S7220 PEACOCK ESTATES II of the City of Stephenville, Erath County, Texas.

### **ADJOURN**

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.



## SPECIALY CALLED BOARD OF ADJUSTMENT

City Hall Council Chambers, 298 W. Washington  
Thursday, January 30, 2025 at 4:00 PM

### MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, January 30, 2025 at 4:00 PM in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Board of Adjustment Hearing, 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:** Dr. Moumin Quazi, Chairperson  
JJ Conway  
Robert Nimmo  
Tina Virgin  
Mary Beach McGuire

**COMMISSIONERS ABSENT:**

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

#### CALL TO ORDER

Chairman Quazi called the meeting to order at 4:00pm

#### CITIZENS GENERAL DISCUSSION

No discussion at this meeting

#### MINUTES

1. Consider Approval of Minutes from December 12, 2024

Moumin Quazi made a statement to amend the spelling of the Commissioner's name, Mary Beach McGuire, on previous meeting minutes dated December 12, 2024, showing correct spelling and no hyphen. Corrected clerical error.

#### REGULAR AGENDA

2. Case No.: V2025-001

Applicant Jason Nitschke, representing Horton Commercial Properties, is requesting a variance from Section 154.05.8.D relating to minimum lot dimensions for property located at 791 N. Clinton, being

Parcel R33319 of S5700 Shapard & Collins, Block 14, Lots 12 & 13 of the City of Stephenville, Erath County, Texas.

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

Mr. Nitschke is requesting a variance for lot depth requirements to build townhome structures. His conceptual plan will meet lot width requirements, but, because of the existing configuration of the property, will not meet the depth requirements as the structures will front Shirley Street. Should the variances be granted, Mr. Nitschke will request rezoning from (R-3), Multifamily to (R-2.5), Integrated Housing, which will result in lower density of units/acreage.

### **3. PUBLIC HEARING**

Case No.: V2025-001

Chairman Quazi opened the public hearing at 4:16pm

Applicant Jason Nitschke spoke in favor of the request and informed the Board that he is requesting the variance to complete project.

Mr. Ed Horton sent a letter of support for the variance.

Scott and Shelley Hooper spoke requesting additional information about the intended project.

Chairman Quazi closed the public hearing at 4:26pm.

### **4. Case No.: V2025-001**

Consider conditional approval of reduced setbacks as presented contingent upon approved rezoning and replating.

MOTION by Robert Nimmo, second by JJ Conway, to approve Case No.: V2025-001 as presented.

MOTION CARRIED unanimously.

### **ADJOURN**

Chairman Dr. Moumin Quazi adjourned the Board of Adjustment meeting at 4:31pm.

APPROVED:

ATTEST:

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Moumin Quazi, Chair

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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.***

# Board of Adjustment STAFF REPORT



**SUBJECT:** Application No.: V8717

Applicant Rick Richardson is requesting a variance from Section 154.05.3.D.9.e – relating to the depth of setback requirement for a detached garage for property located at 2320 W. Mimosa Lane, Parcel R34593, being BLK 2, LOT 14 and 15, of West Oaks Addition of the City of Stephenville, Erath County, Texas.

**MEETING:** Board of Adjustment – April 10, 2025

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

## BACKGROUND:

Land Use regulations for the R-1 Residential District require accessory buildings to be placed a minimum of 12' from the edge of the main dwelling. The applicant is requesting a 4' variance, reducing the 12' depth of edge to 8'.

## ZONING REQUIREMENTS:

### **5.3.DHeight, Area, Yard and Lot Coverage Requirements.**

- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 7,500 ft<sup>2</sup>.
- (3) Minimum lot width and lot frontage: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
  - (a) Internal lot: seven feet.
  - (b) Corner lot: 25 feet from intersecting side street.
- (8) Building size:
  - (a) Maximum main building coverage as a percentage of lot area: 40%.
  - (b) Minimum area of main building: 1,500 ft<sup>2</sup>.
- (9) Accessory buildings:
  - (a) Maximum accessory buildings coverage of rear yard: 30%.
  - (b) Maximum number of accessory buildings: two.
  - (c) Minimum depth of side setback: five feet.
  - (d) Minimum depth of rear setback: five feet.
  - (e) Minimum depth from the edge of the main building: 12 feet.
- (10) Maximum height of structures: 35 feet.



- (11) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

## **Board of Adjustment/Variance**

### **21.1.I Variance.**

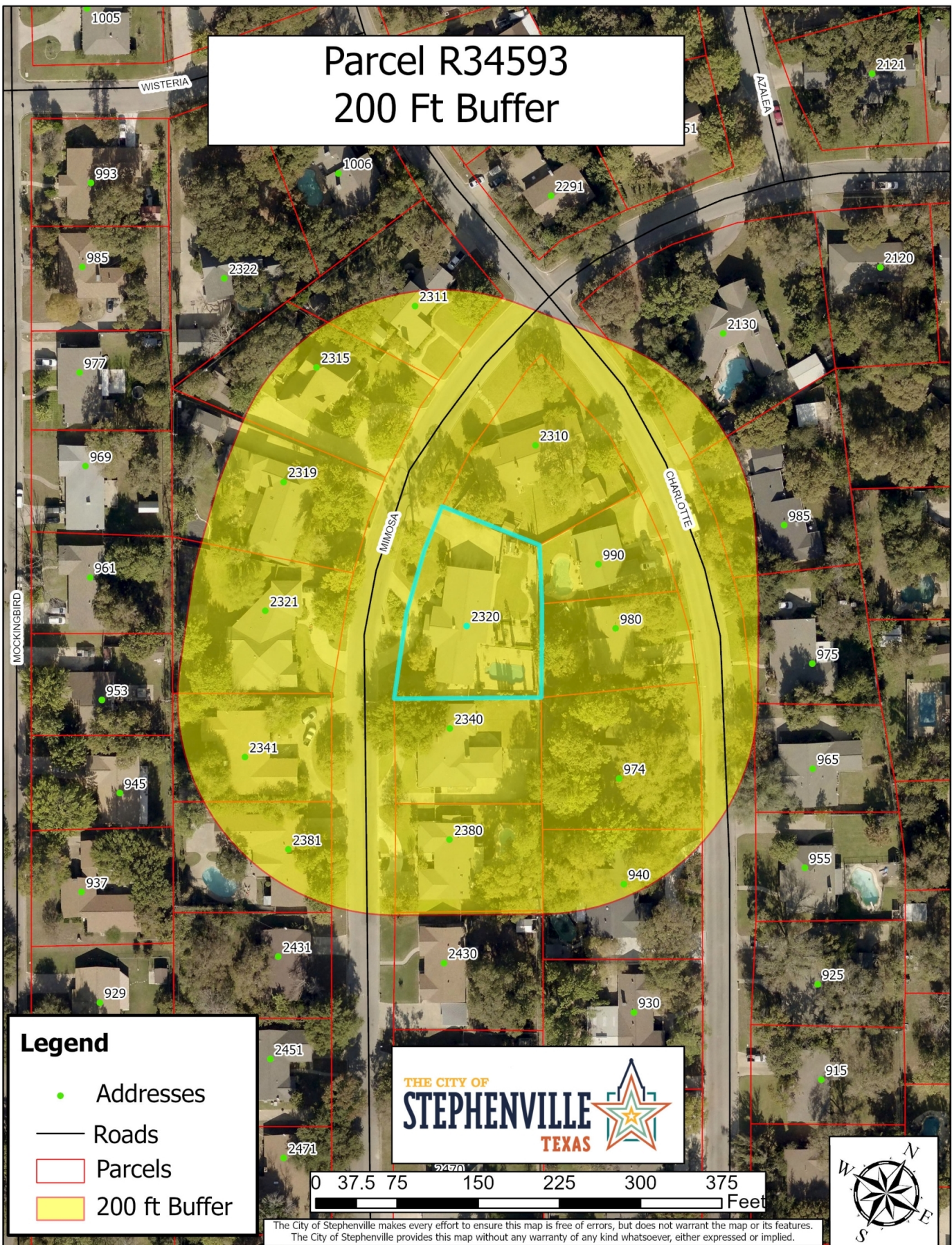
- (1) A variance from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of property. Whenever, owing to exceptional and extraordinary conditions, the literal enforcement of the zoning regulations will result in unnecessary hardship in the development of the property, an appeal for a variance may be filed with the Board of Adjustment.
- (2) When a property owner can show that a strict application of the terms of this ordinance relating to the use, construction or alteration of buildings or structures or the use of land will impose upon him or her practical difficulties or particular hardship, the Board may consider and allow variations of the strict application of the terms of this ordinance if the variations are in harmony with the general purpose and intent of this ordinance, and the Board is satisfied, under the evidence heard by it, that a granting of the variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable hardship or difficulty so great as to warrant a variation from the Zoning Regulations.
- (3) The Board may authorize a variance where by reason of exceptional narrowness, shallowness, or shape of specific piece of property of record at the time of the adoption of this ordinance, or by reason of exceptional situation or condition of a specific piece of property, the strict application of a provision of this ordinance would result in peculiar and exceptional practical difficulties and particular hardship upon the owner of the property and amount to a practical confiscation of the property as distinguished from a mere inconvenience to the owner, provided the variation can be granted without substantial detriment to the public good, and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in this ordinance.
  - (a) *Papers required.* An appeal for a variance shall include:
    - (1) A site plan, drawn to scale, showing the location and dimension of the lot and of all existing and proposed improvements:
      - a. When an appeal is based upon hardship resulting from sharp changes in topography or unusual terrain features, the site plan shall include topographic information related to known base points of surveys, and profiles of the particular problem involved, including relationship to topographic features of adjoining properties.
      - b. When an appeal is submitted for variance of side yard or rear yard requirements, the applicant shall provide the same information for the properties adjoining the common lot line as may be applicable to the appealed requirements.
      - c. When an appeal is submitted for a variance from front yard setback, or for side yard setback on a side street, the applicant shall furnish a strip map showing the setback of main walls of all buildings on the same side of the street within a distance of 200 feet of the applicant's property.
    - (2) A statement of facts and reasons why the Zoning Regulations should not be applied to the property in question and how the standards governing the Board's action would be satisfied; and
    - (3) A statement by the Enforcing Officer citing the reasons for refusing to issue a permit under the plans submitted.

### **ALTERNATIVES:**

1. Approve the Variance Request
2. Deny the Variance Request



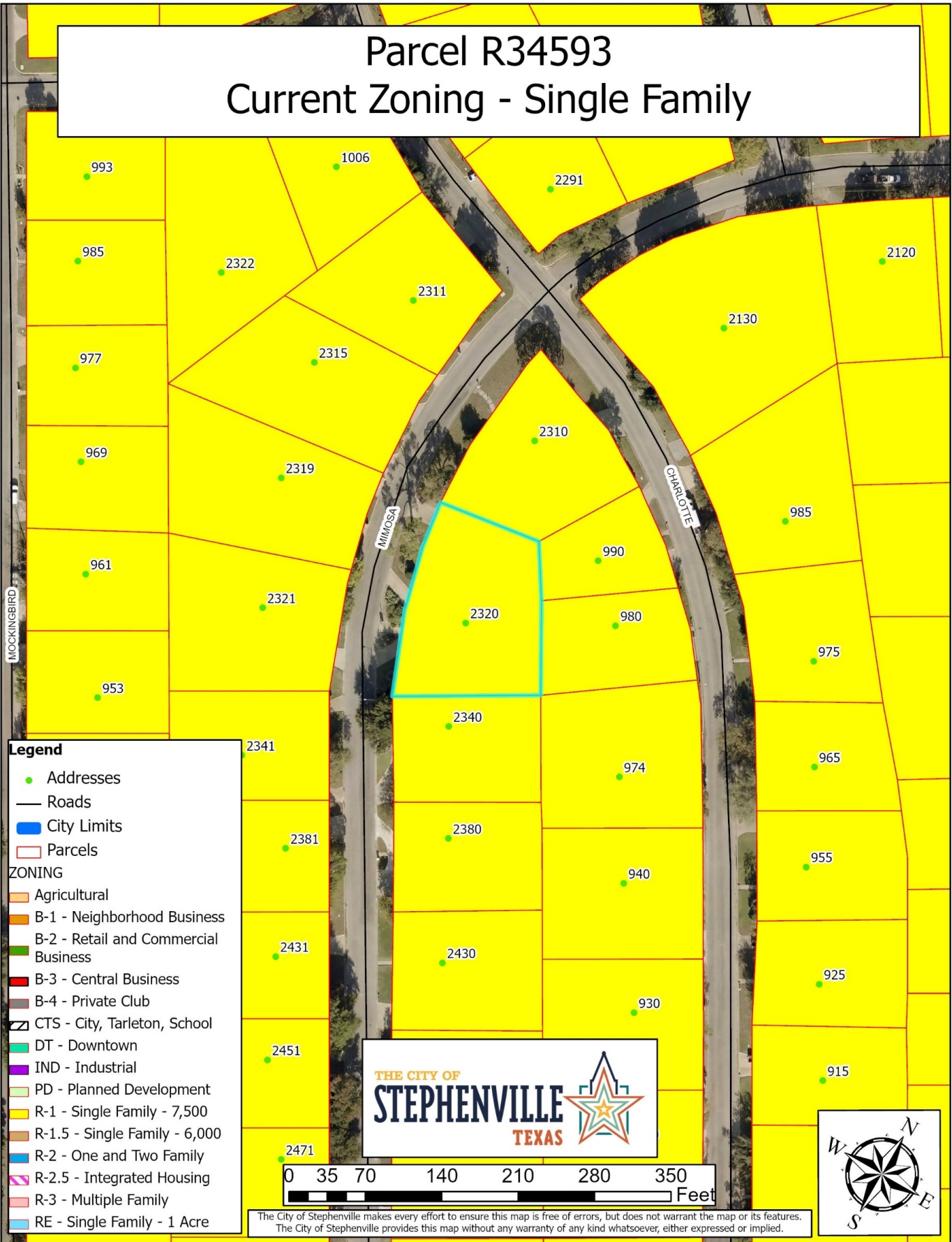
# Parcel R34593 200 Ft Buffer





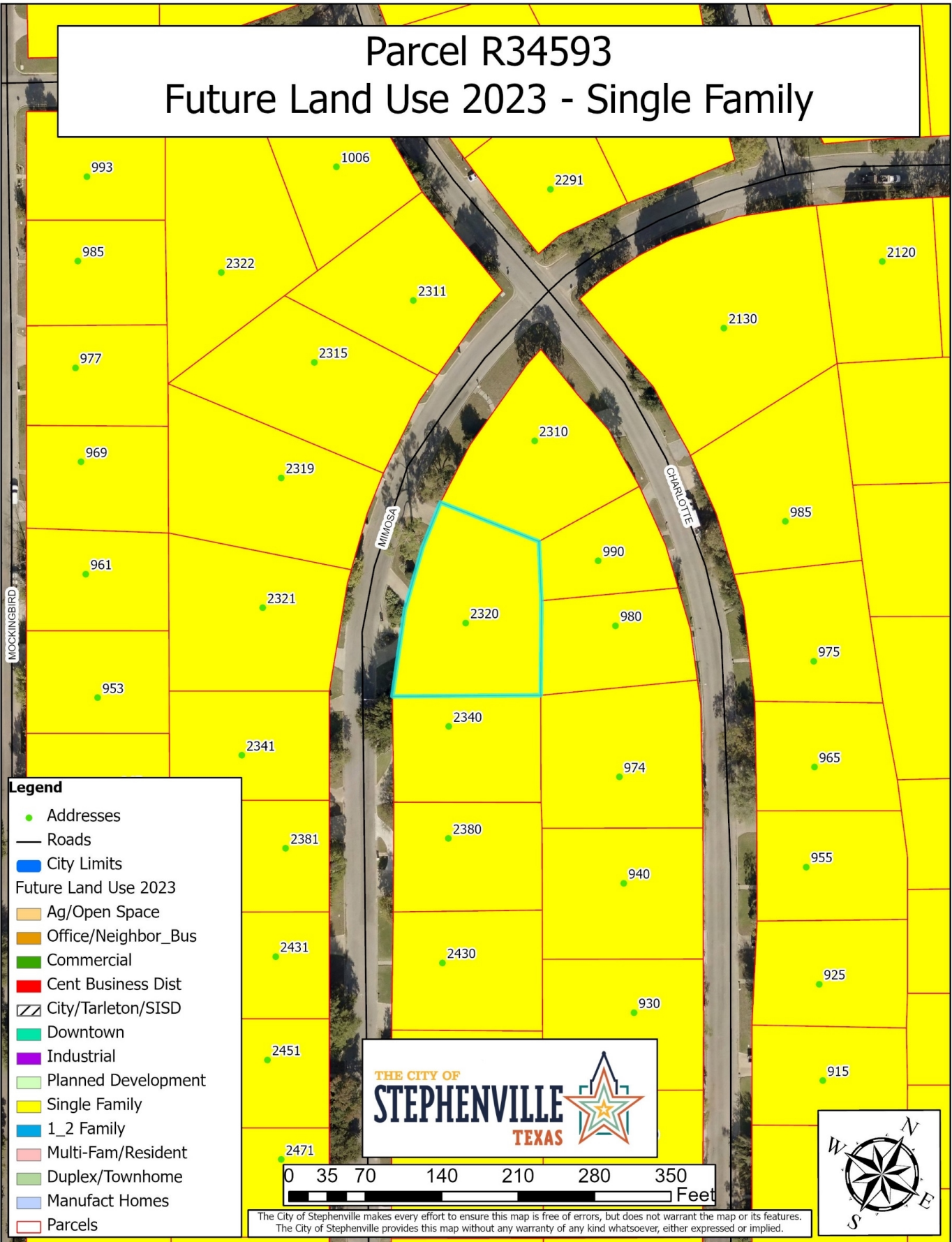
# Parcel R34593

## Current Zoning - Single Family



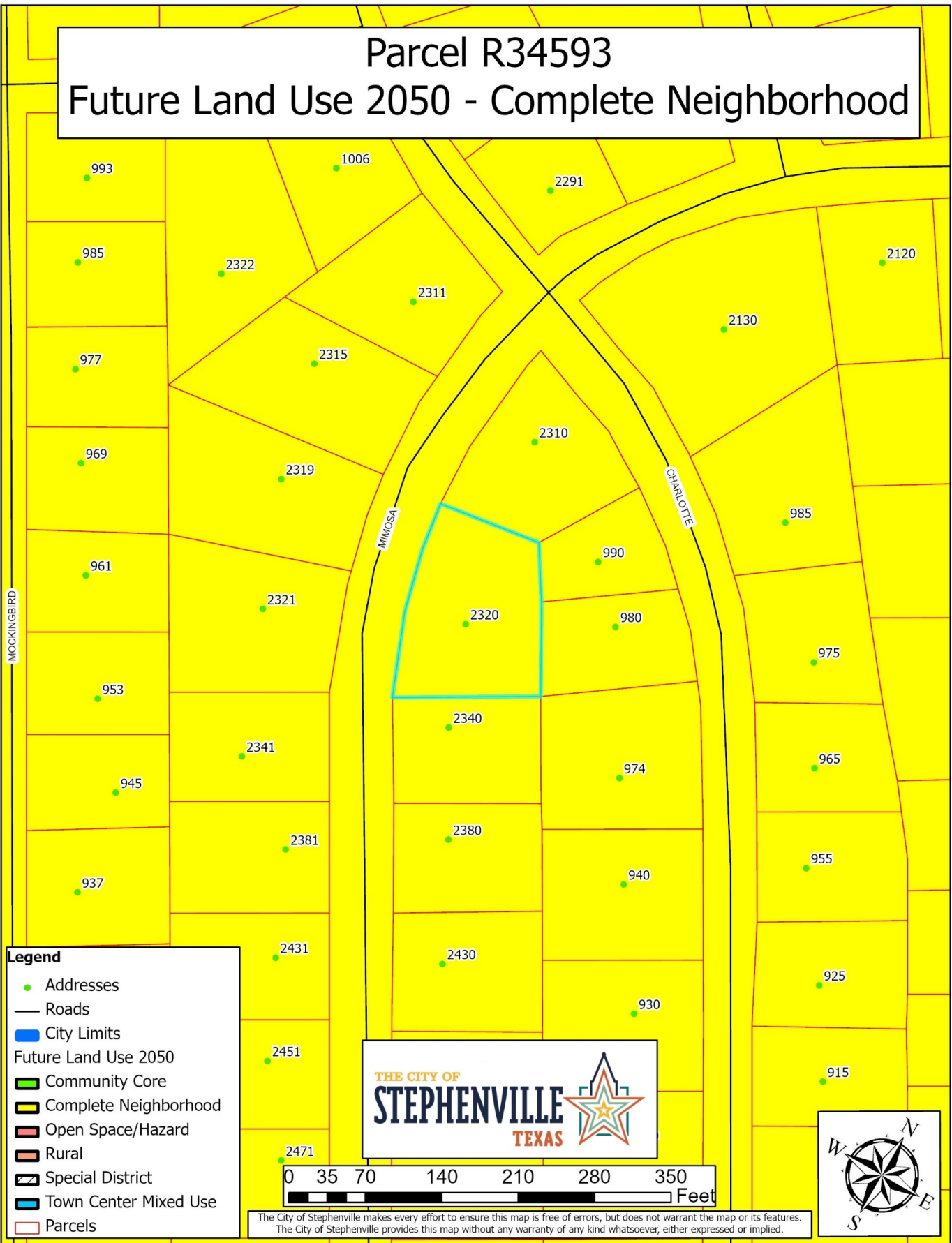
# Parcel R34593

## Future Land Use 2023 - Single Family



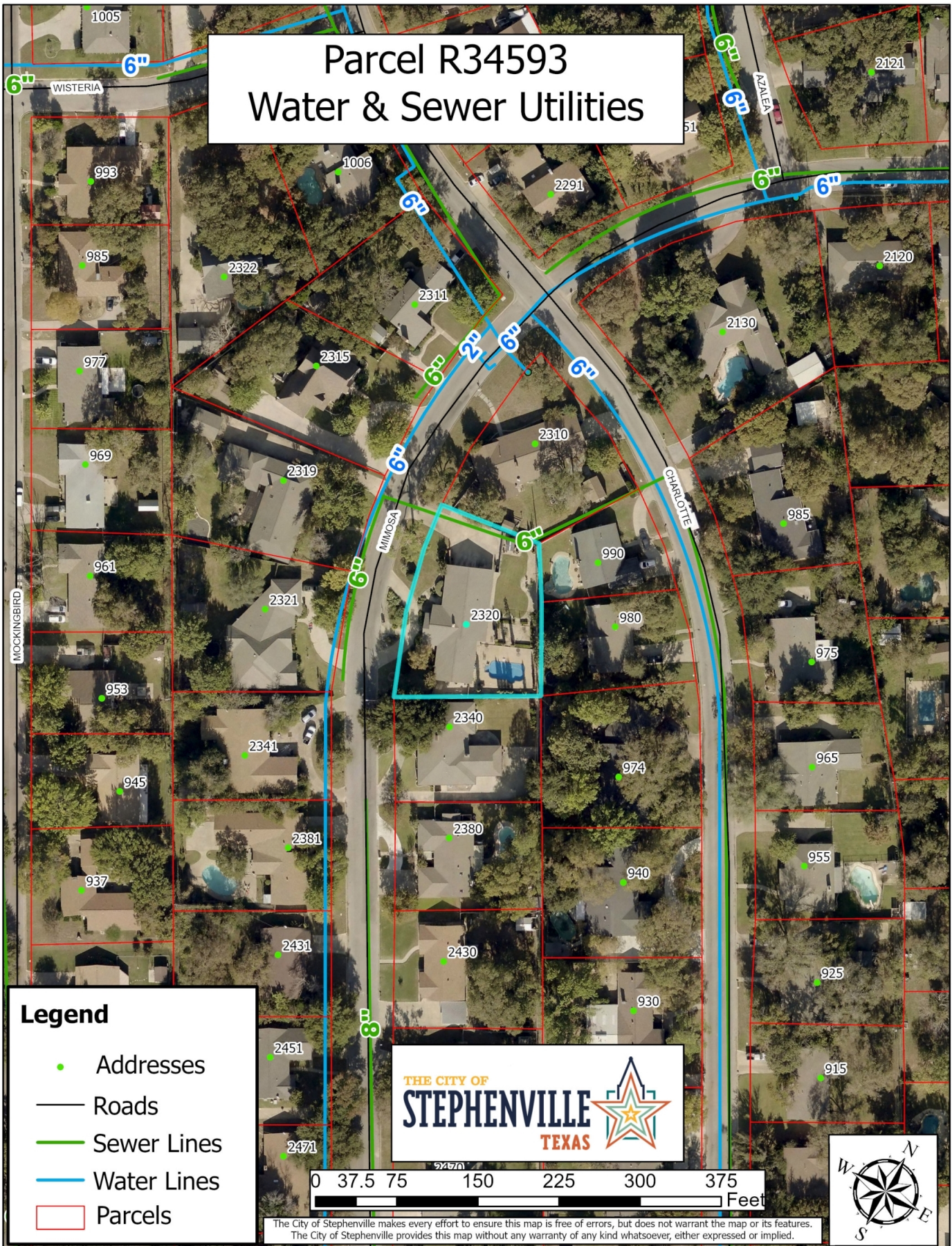
# Parcel R34593

## Future Land Use 2050 - Complete Neighborhood





# Parcel R34593 Water & Sewer Utilities



## Legend

- Addresses
- Roads
- Sewer Lines
- Water Lines
- Parcels



0 37.5 75 150 225 300 375 Feet

The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.





# Parcel ID R34593

## 200 Ft Buffer

### Address

| Parcel ID  | Parcel Address | Parcel Owner                                      | Owner Address       | City         | State | Zip Code   |
|------------|----------------|---------------------------------------------------|---------------------|--------------|-------|------------|
| R000034600 | 2341 MIMOSA    | ABLES MICHAEL S                                   | 2341 MIMOSA LANE    | STEPHENVILLE | TX    | 76401      |
| R000034582 | 974 CHARLOTTE  | CATHOLIC DIOCESE OF FORT WORTH                    | 800 W LOOP 820 S    | FORT WORTH   | TX    | 76108      |
| R000034601 | 2381 MIMOSA    | DAHL JEFF & SHELLEY                               | 2381 W MIMOSA LN    | STEPHENVILLE | TX    | 76401-2041 |
| R000034581 | 990 CHARLOTTE  | GRUELL ROBERT J & PEGGY J                         | 990 N CHARLOTTE     | STEPHENVILLE | TX    | 76401-2004 |
| R000034599 | 2321 MIMOSA    | HEIER ERIC A & MICHELLE L HEIER                   | 2321 MIMOSA         | STEPHENVILLE | TX    | 76401      |
| R000034573 | 965 CHARLOTTE  | J & S FAMILY HOLDINGS LLC                         | PO BOX 1201         | STEPHENVILLE | TX    | 76401      |
| R000034590 | 2430 MIMOSA    | JONES LLOYD E SR & BARBARA A (LIFE ESTATE)        | PO BOX 307          | STEPHENVILLE | TX    | 76401      |
| R000034583 | 940 CHARLOTTE  | JONES THOMAS L & DONITA                           | 940 CHARLOTTE       | STEPHENVILLE | TX    | 76401-0000 |
| R000034597 | 2315 MIMOSA    | KING JIMMY & CINDY                                | 2315 W MIMOSA LN    | STEPHENVILLE | TX    | 76401      |
| R000034592 | 2340 MIMOSA    | LEINHAUSER VINCENT J                              | 2340 W MIMOSA       | STEPHENVILLE | TX    | 76401      |
| R000034591 | 2380 MIMOSA    | LLOYD ROBERT & SALLY                              | 2380 W MIMOSA LANE  | STEPHENVILLE | TX    | 76401      |
| R000034571 | 985 CHARLOTTE  | MCWHORTER JOSHUA C                                | 985 N CHARLOTTE     | STEPHENVILLE | TX    | 76401      |
| R000034572 | 975 CHARLOTTE  | MOONEY JIMMY D & MARQUE J                         | 975 N CHARLOTTE     | STEPHENVILLE | TX    | 76401      |
| R000034598 | 2319 MIMOSA    | RAMMING CYNTHIA L & ARNOLD D (ESTATE)             | 2319 MIMOSA         | STEPHENVILLE | TX    | 76401      |
| R000034579 | 2310 MIMOSA    | RAY RONALD RAY & PEGGY RAY REVOCABLE LIVING TRUST | 2310 W MIMOSA       | STEPHENVILLE | TX    | 76401      |
| R000034593 | 2320 MIMOSA    | RICHARDSON RICKEY E & MELANIE (TOD)               | 2320 W MIMOSA LN    | STEPHENVILLE | TX    | 76401-2042 |
| R000034596 | 2311 MIMOSA    | SANDERFORD MAX G & LEAH M                         | 2311 W MIMOSA LN    | STEPHENVILLE | TX    | 76401-2041 |
| R000034570 | 2130 MIMOSA    | WELLS BRYAN                                       | 1205 GLEN ROSE ROAD | STEPHENVILLE | TX    | 76401      |

# Board of Adjustment STAFF REPORT



**SUBJECT:** Application No.: V8748

Applicants Jake and Dally Hasbrouk are requesting a variance from Section 154.05.1.D.9.a – relating to the 30% limitation Variance for the Construction of an Accessory Building for property located at 1124 Forest Lane, Parcel R51835, being Blk. II, LOT 1A and 1B of PEACOCK ESTATES II of the City of Stephenville, Erath County, Texas.

**MEETING:** Board of Adjustment – April 10, 2025

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

## BACKGROUND:

Land Use regulations for the RE Residential District limit the size of accessory buildings to 30% or less of the total square footage of the main dwelling. According to the Erath County Appraisal District website, the main dwelling of this property is 5,282 sf; therefore, the maximum size of an accessory building would be 1,585 sf. The proposed accessory building is 40'wx70'L. In addition, there will be a 70'Lx20'W lean to for covered parking. Total square footage is 4,200 sf.

Two letters of support have been submitted. A total of 14 notifications were mailed to property owners within a 200' radius as required by statute.

## ZONING REQUIREMENTS:

### **5.1.D Height, Area, Yard and Lot Coverage Requirements.**

- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 43,560 ft<sup>2</sup> (one acre).
- (3) Minimum lot width and lot frontage: 150 feet.
- (4) Minimum lot depth: 250 feet.
- (5) Minimum depth of front setback: 50 feet.
- (6) Minimum depth of rear setback: 50 feet.
- (7) Minimum width of side setback:
  - (a) Internal lot: 15 feet; and
  - (b) Corner lot: 50 feet from intersecting side street.
- (8) Building size:
  - (a) Maximum main building coverage as a percentage of lot area: 40%.
  - (b) Minimum area of main building: 2,400 ft<sup>2</sup>.
- (9) Accessory buildings:
  - (a) Maximum accessory buildings coverage: 30% of main use building.
  - (b) Maximum number of accessory buildings: two.



- (c) Minimum depth of side setback: five feet.
  - (d) Minimum depth of rear setback: five feet.
  - (e) Minimum depth from the edge of the main building: 12 feet.
- (10) Maximum height of structures: 35 feet.

## **Board of Adjustment/Variance**

### **21.1.1 Variance.**

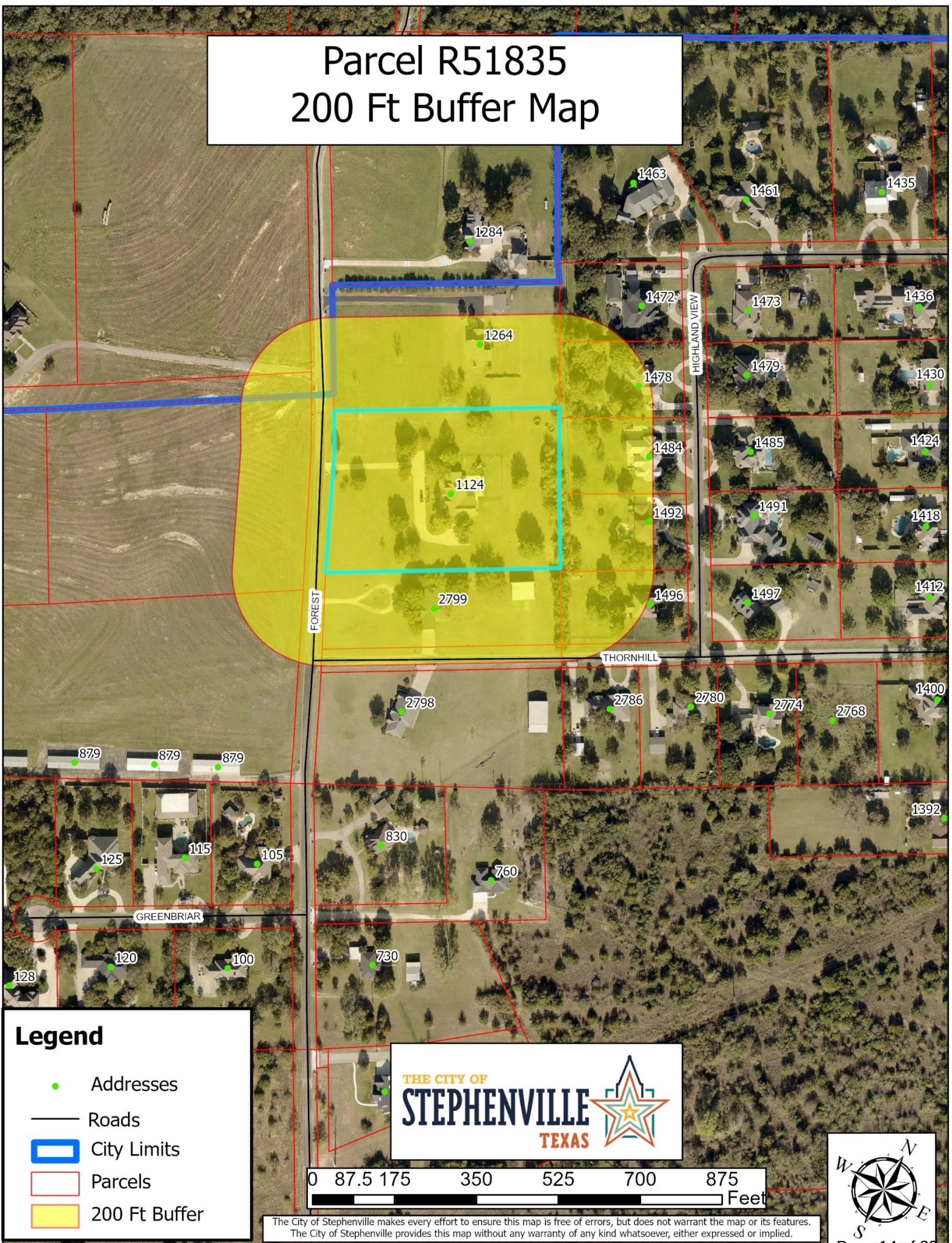
- (1) A variance from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of property. Whenever, owing to exceptional and extraordinary conditions, the literal enforcement of the zoning regulations will result in unnecessary hardship in the development of the property, an appeal for a variance may be filed with the Board of Adjustment.
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    - (3) A statement by the Enforcing Officer citing the reasons for refusing to issue a permit under the plans submitted.

### **ALTERNATIVES:**

- 1. Approve the Variance Request
- 2. Deny the Variance Request



# Parcel R51835 200 Ft Buffer Map



## Legend

- Addresses
- Roads
- City Limits
- Parcels
- 200 Ft Buffer

THE CITY OF  
**STEPHENVILLE**  
TEXAS

0 87.5 175 350 525 700 875 Feet

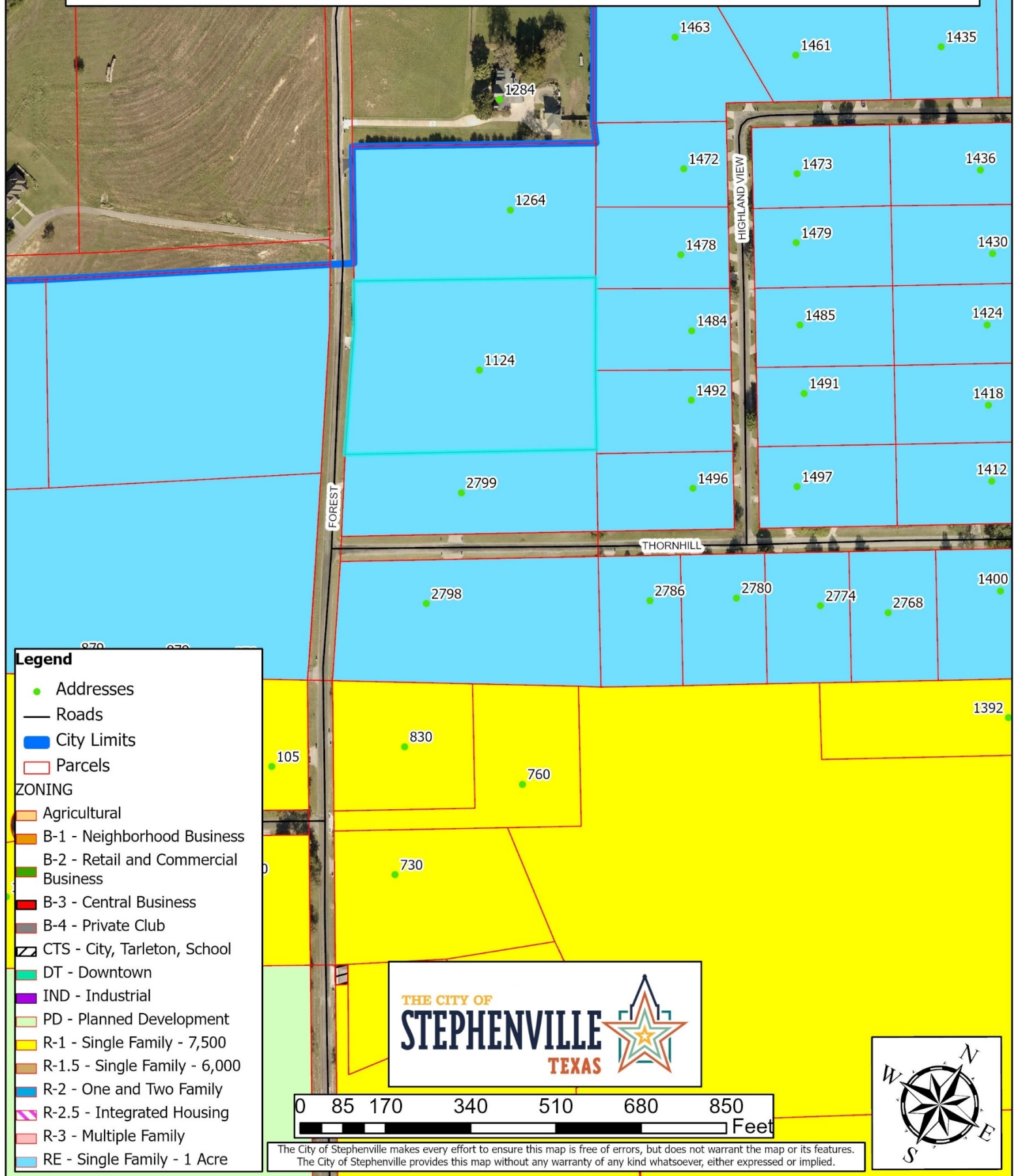
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features.  
The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.





# Parcel R51835

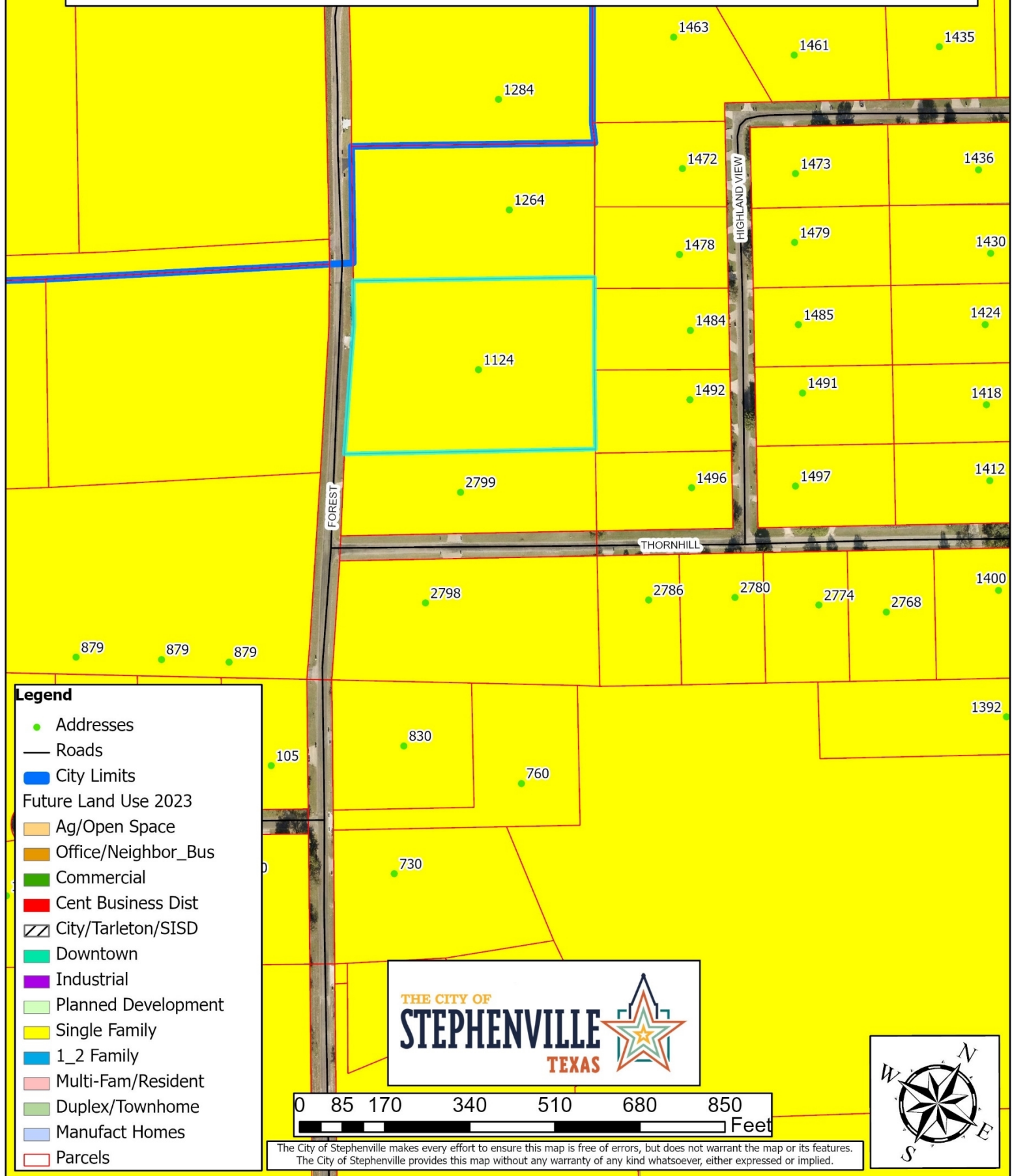
## Current Zoning - RE Single Family





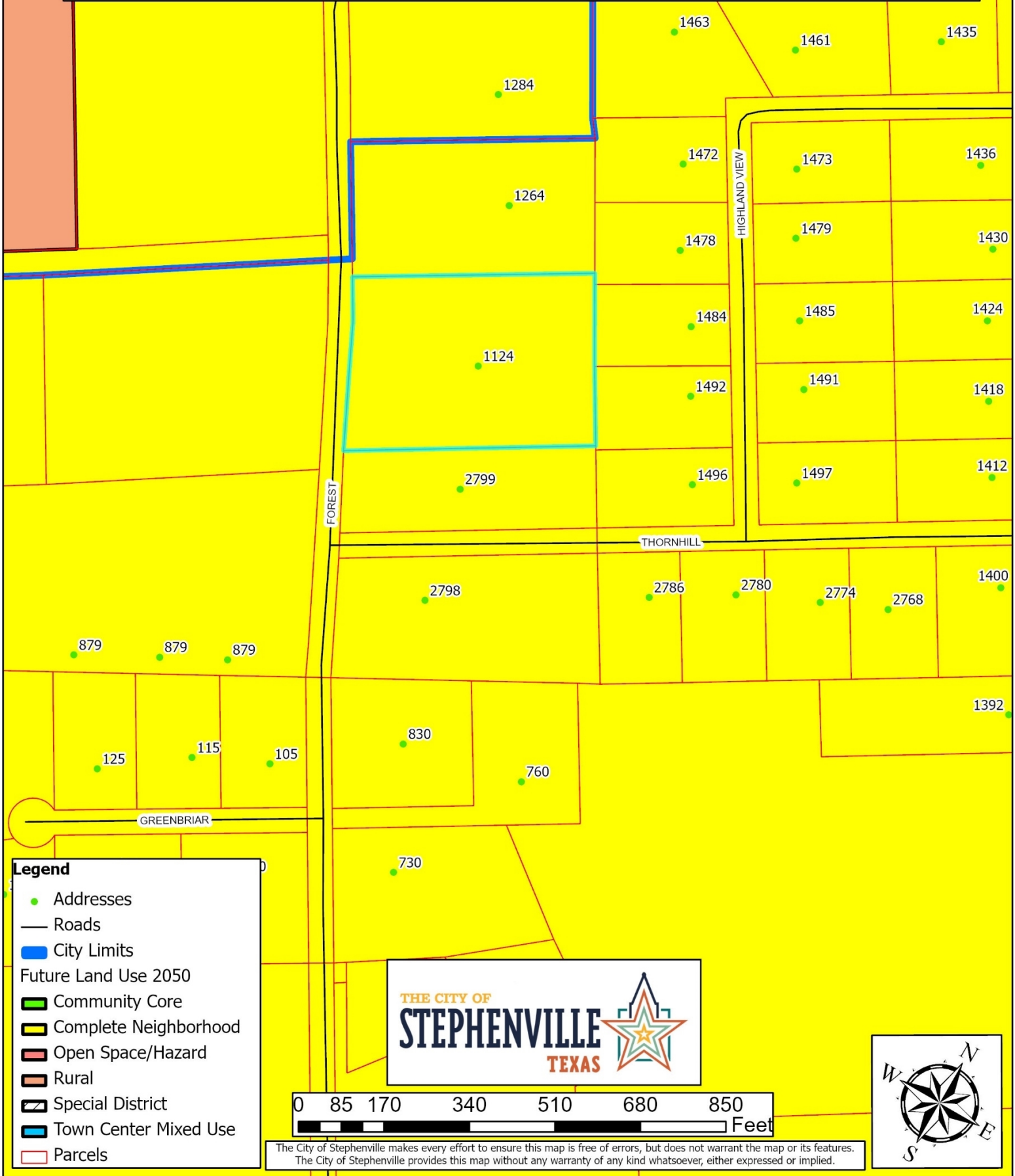
# Parcel R51835

## Future Land Use 2023 - Single Family



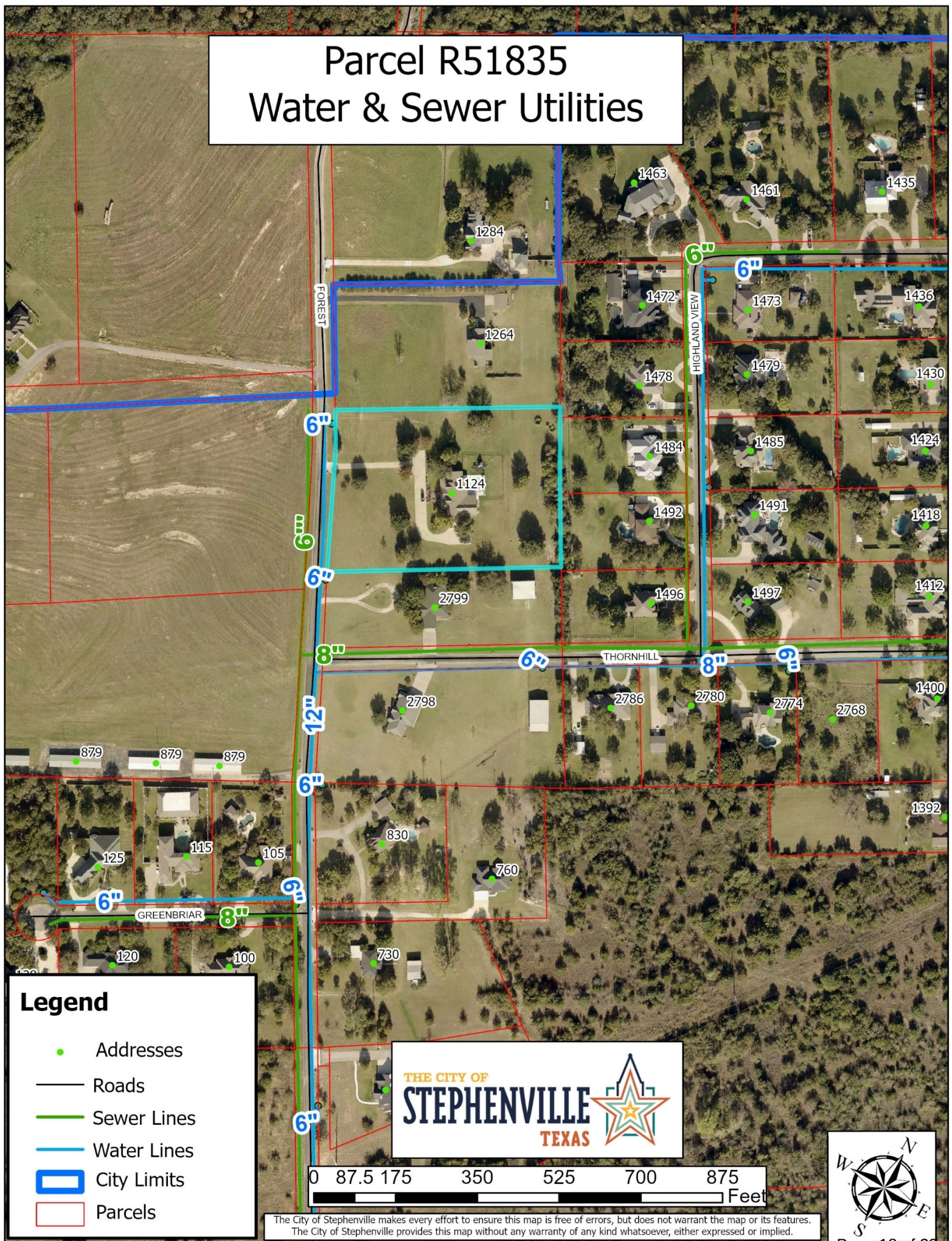
# Parcel R51835

## Future Land Use 2050 - Complete Neighborhood





# Parcel R51835 Water & Sewer Utilities





# Parcel R51835

## 200 ft Buffer Addresses

| Parcel ID  | Parcel Address        | Parcel Owner                              | Owner Address         | City         | State | Zip Code   |
|------------|-----------------------|-------------------------------------------|-----------------------|--------------|-------|------------|
| R000059610 | 0 FOREST LANE         | ERATH COUNTY                              | 100 W WASHINGTON      | STEPHENVILLE | TX    | 76401-0000 |
| R000076640 | 0 THORNHILL           | ERATH COUNTY                              | 100 W WASHINGTON      | STEPHENVILLE | TX    | 76401-0000 |
| R000052589 | 0 HIGHLAND VIEW DR    | ERATH COUNTY                              | 100 W WASHINGTON      | STEPHENVILLE | TX    | 76401-0000 |
| R000051835 | 1124 FOREST LANE      | FRIEDRICH DALLY LAYNE & JACOB T HASBROUCK | 1124 FOREST LN        | STEPHENVILLE | TX    | 76401      |
| R000052574 | 1492 HIGHLAND VIEW DR | HALILI NAIM & ADRIANA HALILI              | 1492 HIGHLAND VIEW DR | STEPHENVILLE | TX    | 76401      |
| R000051840 | 1264 FOREST LANE      | KEITH DONALD EDWARDS & LANITA J           | 1264 FOREST LANE      | STEPHENVILLE | TX    | 76401-9599 |
| R000052576 | 1478 HIGHLAND VIEW DR | KIRBO DAREN F & RENEE S                   | 1478 HIGHLAND VIEW DR | STEPHENVILLE | TX    | 76401      |
| R000052575 | 1484 HIGHLAND VIEW DR | KNAUSS DOUGLAS E & DEBRA                  | 1484 HIGHLAND VIEW RD | STEPHENVILLE | TX    | 76401      |
| R000051837 | 2799 THORNHILL        | SQUIRES SCOTT & DONNA                     | 2799 THORNHILL DR     | STEPHENVILLE | TX    | 76401      |
| R000064001 | 879 FOREST LANE       | THOMPSON JOE TAB & DEBBIE                 | PO BOX 553            | STEPHENVILLE | TX    | 76401      |
| R000064000 | 0 FOREST LANE         | THOMPSON JOE TAB & DEBBIE                 | PO BOX 553            | STEPHENVILLE | TX    | 76401      |
| R000063998 | 0 FOREST LANE         | THOMPSON JOE TAB & DEBORAH A              | PO BOX 995            | STEPHENVILLE | TX    | 76401-0995 |
| R000064002 | 0 REVEILLE RD         | THOMPSON JOE TAB AND RITA M THOMPSON      | PO BOX 553            | STEPHENVILLE | TX    | 76401      |
| R000052577 | 1472 HIGHLAND VIEW DR | TUCKER JAMES I & JANET                    | PO BOX 1337           | STEPHENVILLE | TX    | 76401      |
| R000052572 | 1496 HIGHLAND VIEW DR | WULF RONALD & SHERYL                      | 1496 HIGHLAND VIEW RD | STEPHENVILLE | TX    | 76401      |





ANN

7:55

KIRBY  
DAREN F &  
RENEE S

KEITH  
DONALD  
EDWARDS  
& LANITA J

FRIEDRICH  
DALLY  
LAYNE &  
JACOB T  
HASBROUCK

HA  
NA  
ADR  
HA

SQUIRES  
SCOTT &  
DONNA

HUGHES  
DENNIS S  
& LISA G

EBERHART  
JEFFREY  
PARKS &  
CRYSTAL  
KAYE

BURKHART  
MILES

Forest Ln

mapbox

Area 03/25/25 19:54



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2/26/25 7:54 PM

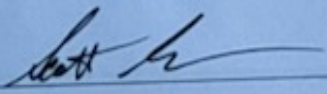
Jake Hasbrouck and Dally Hasbrouck Shop on  
1124 Forest Lane Stephenville, TX 76401

I am ok with Jake Hasbrouck and Dally Hasbrouck building a shop on their property at 1124  
Forest Lane Stephenville, TX 76401.

The structure does not obstruct my view.

Shop Size: 40' Wide x 70' Long Shop with attached 20' wide x 70' long Lean To / Carport

Name: Scott Squires

Signature: 



Jake Hasbrouck and Dally Hasbrouck Shop on  
1124 Forest Lane Stephenville, TX 76401

I am ok with Jake Hasbrouck and Dally Hasbrouck building a shop on their property at 1124  
Forest Lane Stephenville, TX 76401.

The structure does not obstruct my view.

Shop Size: 40' Wide x 70' Long Shop with attached 20' wide x 70' long Lean To / Carport

Name: Ronald Keith

Signature: Ronald E. Keith