



Board of Adjustment
Regular Meeting

Thursday, September 11, 2025, 4:00 PM
City Hall Council Chambers
298 W Washington
Stephenville, Texas 76401

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

APPROVAL OF MINUTES

1. Consider Approval of Minutes from August 14, 2025.

REGULAR AGENDA

2. **Application No.: V 9062**

Applicant Alan Foster is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 2050 Crestridge Dr., Parcel R28948, being BLOCK A; LOT 28 & 29 (PTS OF) of the S2500 Chamberlin Addition of the City of Stephenville, Erath County, Texas.

3. **Public Hearing**

Application No.: V 9062

4. **Application No.: V 9062**

Consider approval of variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 2050 Crestridge Dr., Parcel R28948, being BLOCK A; LOT 28 & 29 (PTS OF) of the S2500 Chamberlin Addition of the City of Stephenville, Erath County, Texas

5. **Application No.: V 9150**

Applicant Francisco Perez is requesting a variance from Section 154.06.2.D – Variance relating to setback requirements, for property located at 1901 W Washington, Parcel R32039, being BLOCK F-39; LOT 1,2,3,26,27,28 (PTS OF) of the S4000 GROESBECK & MCCLELLAND of the City of Stephenville, Erath County, Texas.

6. **Public Hearing**

Application No.: V 9150

7. **Application No.: V 9150**

Consider approval a variance from Section 154.06.2.D – Variance relating to setback requirements, for

property located at 1901 W Washington, Parcel R32039, being BLOCK F-39; LOT 1,2,3,26,27,28 (PTS OF) of the S4000 GROESBECK & MCCLELLAND 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.



BOARD OF ADJUSTMENT

MEETING MINUTES
REGULAR MEETING
AUGUST 14, 2025

CALL TO ORDER

The Board of Adjustment of the City of Stephenville, Texas, convened on Wednesday, August 14, 2025, in the City Hall Council Chambers, 298 West Washington Street, 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:

Board Members Present:

Dr. Moumin Quazi
Robert Nimmo
Mary Beach McGuire
Tina Virgin
JJ Conway

Board Members Absent:

None

Others Attending:

Steve Killen, Director of Development Services
Jan Strahan, Commission Secretary

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

CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

The members voted to take a 5-minute recess. The meeting recessed at 4:04pm and then reconvened at 4:09pm.

APPROVAL OF MINUTES

1. Consider Approval of Minutes from July 30th, 2025.

Dr. Moumin Quazi made a statement to amend Agenda item 4 of the previous meeting minutes dated July 30, 2025, showing who voted for or against. Corrected clerical error to show MOTION FAILED by a vote of 3 to 1.

MOTION by Tina Virgin and second by Mary Beach McGuire to approve meeting minutes from July 30, 2025. MOTION CARRIED unanimously.

REGULAR AGENDA

2. Application No.: V 9062

Applicant Alan Foster is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 2050 Crestridge Dr., Parcel R28948, being BLOCK A; LOT 28 & 29 (PTS OF) of the S2500 Chamberlin Addition of the City of Stephenville, Erath County, Texas.

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

3. Public Hearing

Application No.: V 9062

The item was tabled.

4. Application No.: V 9062

Consider approval of variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 2050 Crestridge Dr., Parcel R28948, being BLOCK A; LOT 28 & 29 (PTS OF) of the S2500 Chamberlin Addition of the City of Stephenville, Erath County, Texas

The item was tabled.

ADJOURN

Chairman Quazi adjourned the Board of Adjustment meeting at 4:10pm.

APPROVED:

Moumin Quazi, Chair

ATTEST:

Jan Strahan, Commission Secretary

Board of Adjustment STAFF REPORT



SUBJECT: Application No.: V 9062

Applicant Alan Foster is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 2050 Crestridge, Parcel R28948, being BLOCK A; LOT 28 and 29 (Pts Of) of the S2500 Chamberlin Addition of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment – September 11, 2025

DEPARTMENT: Development Services

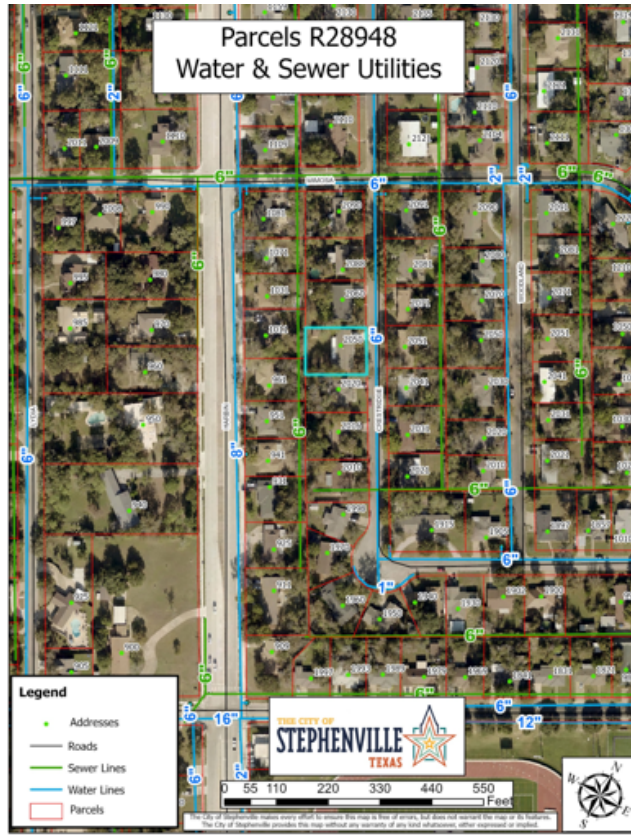
STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Foster is requesting a variance for the construction of a 22x24 carport over the property driveway. The driveway approach is on Crestridge. Based on the information provided by the applicant, the carport will be 24' deep, stopping approximately 17' from the edge of pavement according to the dimensions provided in the sketch. GIS mapping shows that Crestridge currently has 43' Right-of-Way (50' required) and consequently, any future development would require additional Right-of-Way dedication of approximately 3.5'. The front face of the home is roughly 29' from the property line (reducing to roughly 25' with the additional ROW dedication). The roof edge of the garage is approximately 31' to the existing property line. Considering the additional ROW dedication for future development, a 24' deep carport would be approximately 4' short of the property line assuming it abuts the garage roof line. Exact dimensions cannot be determined without a survey. If a variance is approved, constructing the carport without a survey could result in a Right-of-Way encroachment in the event that ROW dedication is required in the future.







ZONING REQUIREMENTS:

5.3. D Height, Area, Yard and Lot Coverage Requirements.

- (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.

Section 154.21.3.C

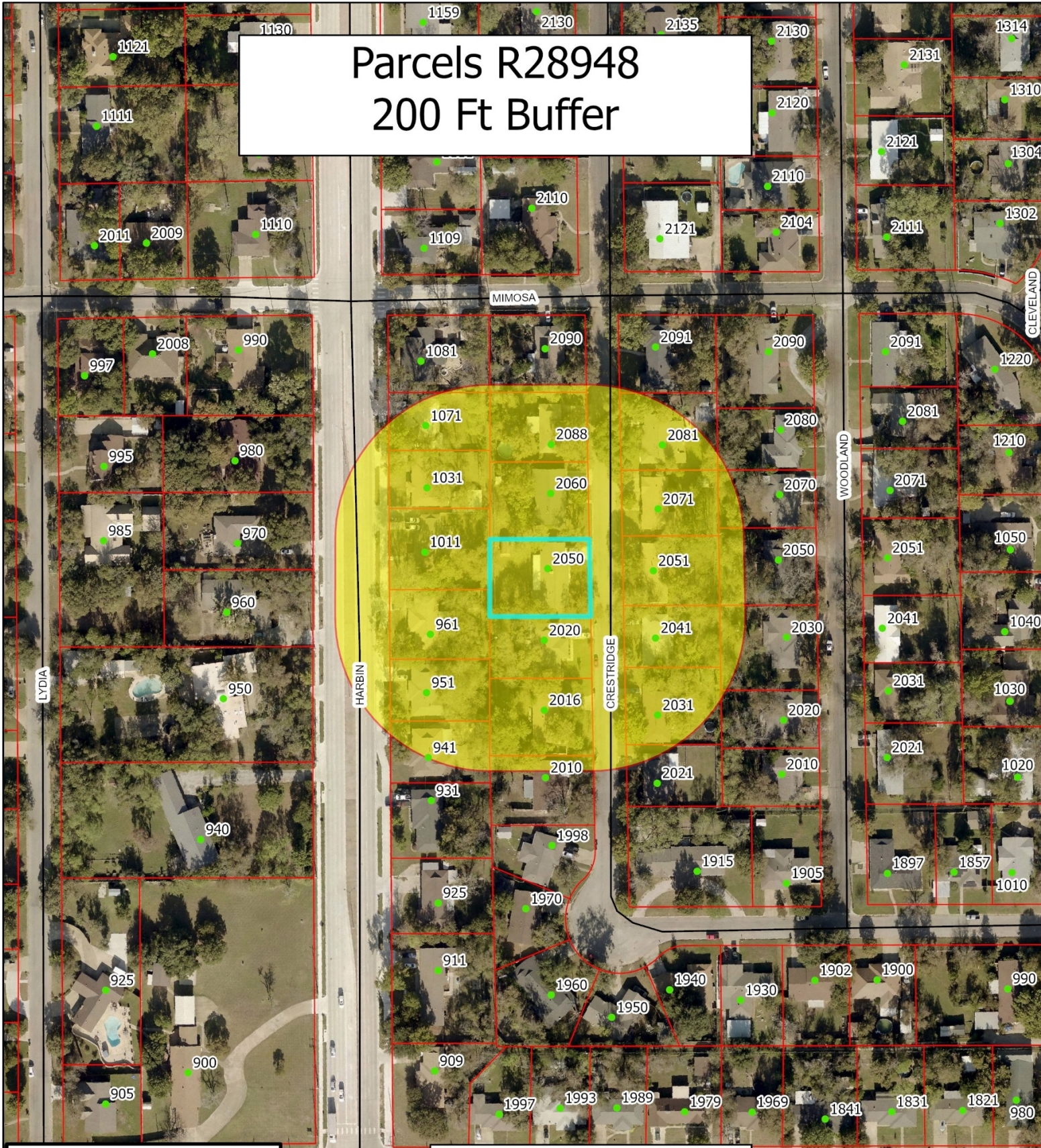
Variance for the Construction of a Carport

- (1) Granting a Variance without a Public Hearing:
 - a. Upon receipt of an application to construct a carport, the city manager or his designee shall determine the following:
 - i. The carport is compatible with the existing home and other homes in the neighborhood.
 - ii. The carport is within the minimum setbacks.
 - iii. The carport is no larger than 25 feet in width by 30 feet in length.
 - b. If the above criteria are met, the city manager or his designee will mail notice of the proposed carport to every property owner within 200 feet of the property. The letter must include the procedure and time limits for protest.
 - c. Within 14 days from the date of the notification letter, a petition with signatures from 35% of the property owners within the notification area must be returned to the city manager or his designee or the special exception is considered granted without a hearing before the board of adjustment.
- (2) Granting a Variance with a Public Hearing:
 - a. If the criteria listed above are not met, or if a petition is filed with the city manager or his designee as described above, a public hearing will be scheduled by the board of adjustment to determine if a variance will be granted.
 - b. Notice of a public hearing to allow the construction of a carport shall be mailed to every property owner within 200 feet of the property for which the special exception is requested at least ten days prior to the meeting date.
 - c. Notice of the public hearing shall be published in the newspaper of record at least ten days prior to the meeting date.
 - d. The concurring vote of 75% of the members of the board will be required to grant the special exception.
- (3) The city manager or his designee shall issue to the applicant appropriate documentation showing the grant of the special exception. Such documentation and grant may contain restrictions, use limitations, building requirements, and other matters determined to be appropriate and/or necessary to meet the terms of this section.

ALTERNATIVES:

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

Parcels R28948 200 Ft Buffer



Legend

- Addresses
- Roads
- Parcels
- 200 Ft Buffer



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.

Parcels R28948

Current Zoning - R1 Single Family

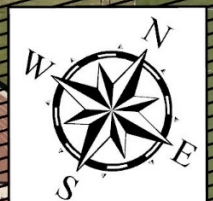
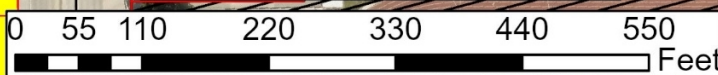


Legend

- Addresses
- Roads
- ▭ Parcels

ZONING

- Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre



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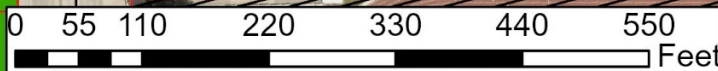
Parcels R28948

Future Land Use 2023 - Single Family



Legend

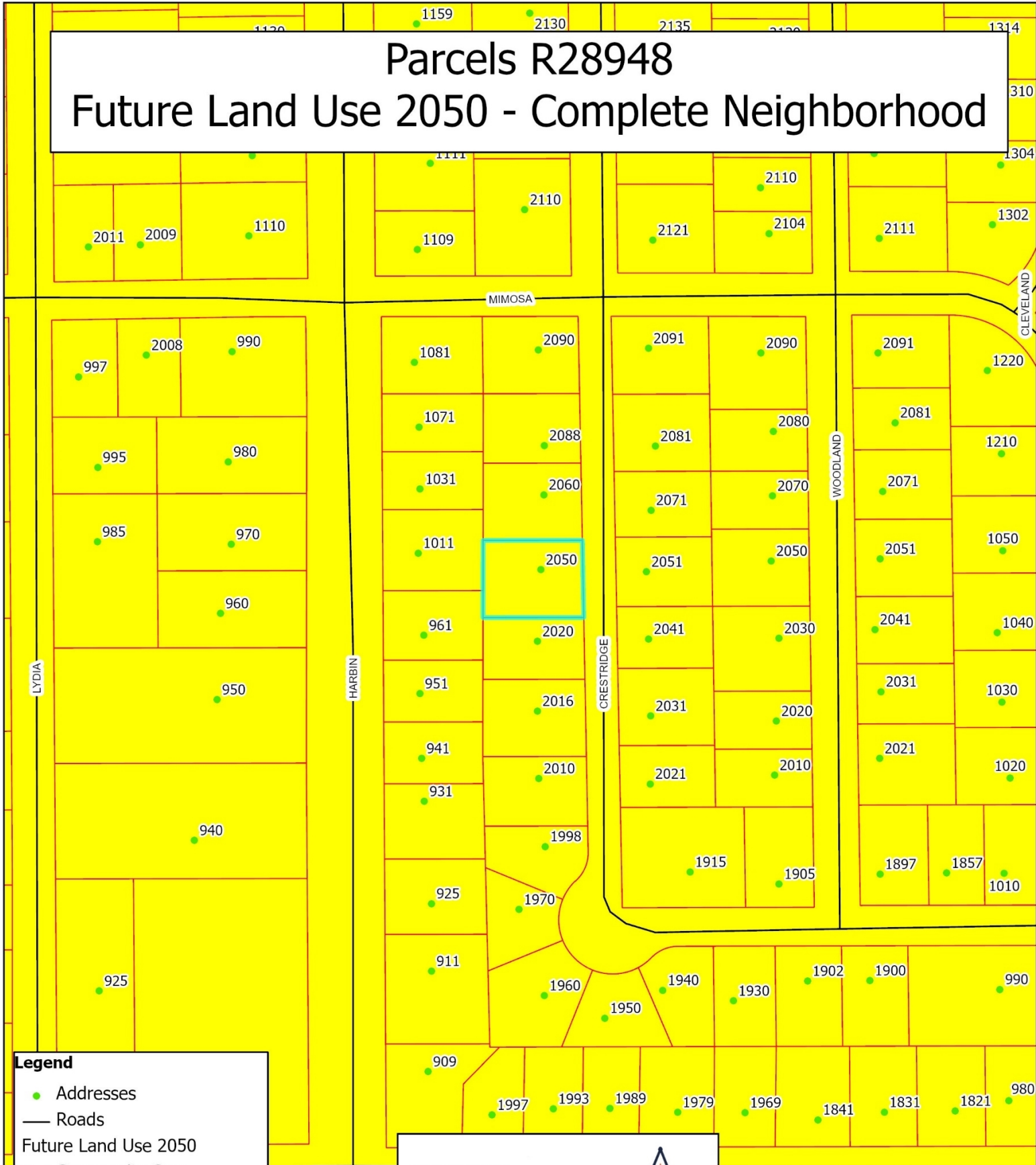
- Addresses
- Roads
- Future Land Use 2023
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Parcels



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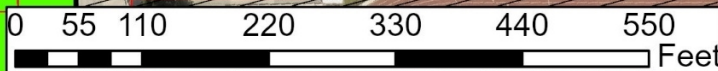
Parcels R28948

Future Land Use 2050 - Complete Neighborhood



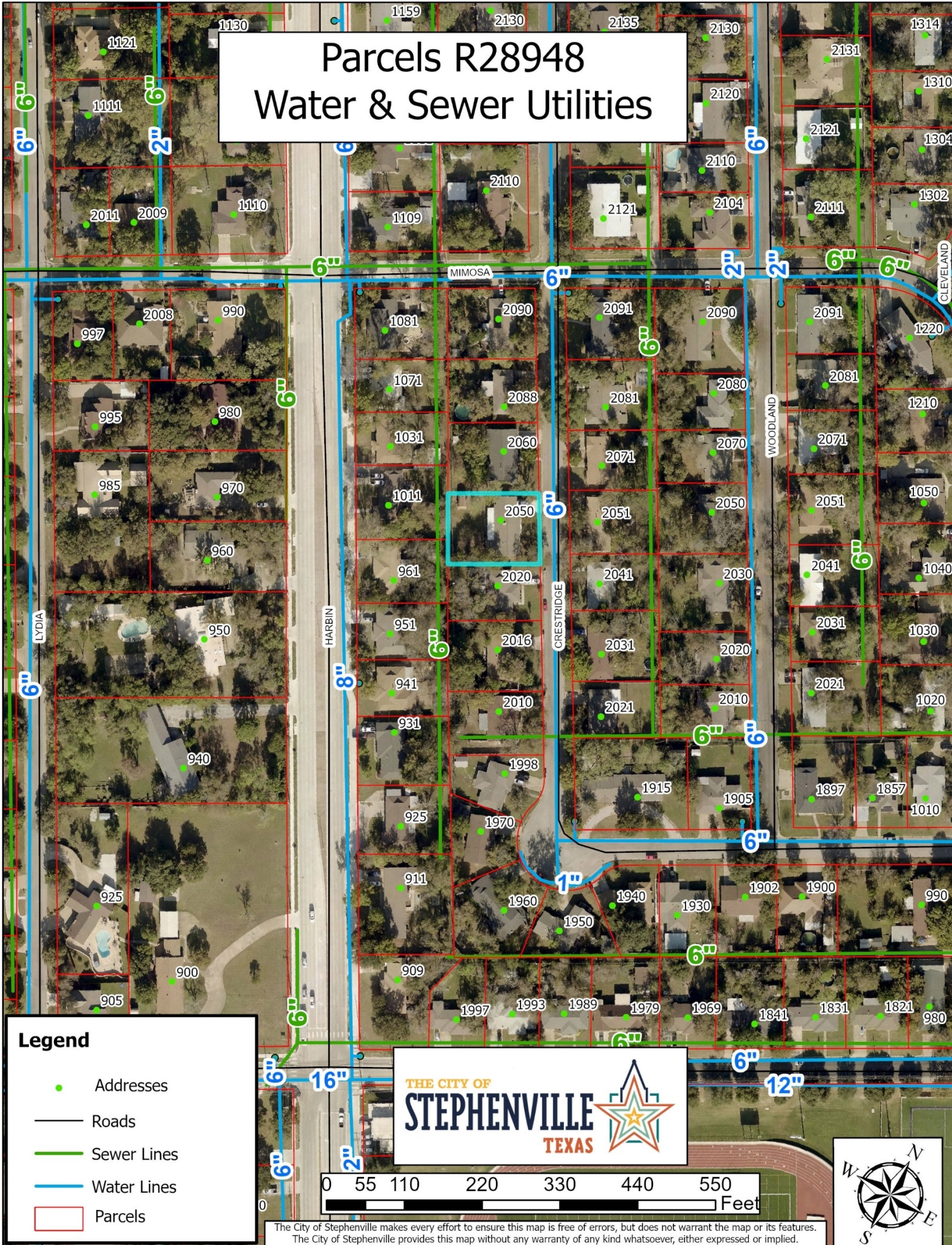
Legend

- Addresses
- Roads
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Parcels



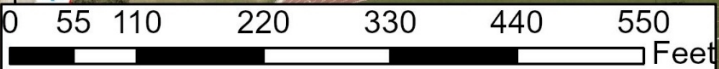
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Parcels R28948 Water & Sewer Utilities



Legend

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



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Parcel R28498

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000028944	1081 N HARBIN DR	ARENDELL EVAN M & DEBORAH D	1081 N HARBIN DR	STEPHENVILLE	TX	76401
R000028964	2050 WOODLAND	ARMSTRONG CHARLES JOHN & MELISSA ARMSTRONG	2050 N WOODLAND ST	STEPHENVILLE	TX	76401
R000028963	2070 WOODLAND	BYERS DEBORAH	2070 WOODLAND DRIVE	STEPHENVILLE	TX	76401
R000028972	2041 CRESTRIDGE	CROSS TIMBERS INVESTMENTS LLC	187 TIMBERCREEK DR	STEPHENVILLE	TX	76401
R000028941	1011 HARBIN DR	ELFORD CARLY RAY & JESSE BARRICK ELFORD	PO BOX 2126	STEPHENVILLE	TX	76401
R000028948	2050 CRESTRIDGE	FOSTER ALAN GLENN & KELLY DIANNE FOSTER	2050 CRESTRIDGE DR	STEPHENVILLE	TX	76401
R000028947	2060 CRESTRIDGE	FULFER AGNES	2060 CRESTRIDGE	STEPHENVILLE	TX	76401
R000028971	2031 CRESTRIDGE	GALLEGOS-TAPIA SALLY IBARRA	2031 CRESTRIDGE	STEPHENVILLE	TX	76401
R000028974	2071 CRESTRIDGE	HANEY BRUCE C	2071 CRESTRIDGE	STEPHENVILLE	TX	76401-0000
R000028943	1071 HARBIN DR	HARRIS ELIZABETH	1071 HARBIN	STEPHENVILLE	TX	76401
R000028950	2016 CRESTRIDGE	HAYES MATTHEW & ANGELA BROOKE HAYES	2016 CRESTRIDGE	STEPHENVILLE	TX	76401
R000028970	2021 CRESTRIDGE	HENDRIX HUNTER WYATT	2021 CRESTRIDGE	STEPHENVILLE	TX	76401
R000028939	951 HARBIN DR	HIGHTOWER STEPHEN D & DONNA K	415 N PATRICK	DUBLIN	TX	76446-1547
R000028975	2081 CRESTRIDGE	HUMPHRIES JOEL P & MICHELL W HUMPHRIES	2081 CRESTRIDGE	STEPHENVILLE	TX	76401
R000028946	2088 CRESTRIDGE	JACKSON STEVEN CRAIG & JANET F	2088 CRESTRIDGE	STEPHENVILLE	TX	76401-0000
R000028973	2051 CRESTRIDGE	MMH REAL ESTATE LLC	614 DEPOT ST	MERIDIAN	TX	76665
R000028942	1031 HARBIN DR	ONDRACEK REX	PO BOX 1578	STEPHENVILLE	TX	76401
R000028965	2030 WOODLAND	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000028940	961 HARBIN DR	RICHMOND CLARENCE FLOYD	961 HARBIN	STEPHENVILLE	TX	76401
R000028962	2080 WOODLAND	RISEN INVESTMENTS, INC.	2895 CR2010	GLEN ROSE	TX	76043
R000028966	2020 WOODLAND	SELEM YANETH & JOSEPH SELEM	2020 N WOODLAND ST	STEPHENVILLE	TX	76401
R000028951	2010 CRESTRIDGE	STARNES FAITH DESHA & CHRISTOPHER READ STARNES	2010 CRESTRIDGE ST	STEPHENVILLE	TX	76401
R000028949	2020 CRESTRIDGE	STEFFER JASON CAMERON & MEGAN MARIE STEFFER	109 WHITEROCK CT	WEATHERFORD	TX	76086
R000028938	941 HARBIN DR	TIDWELL TERRAH DAWN & TRENT JAMESON TIDWELL	941 N HARBIN DR	STEPHENVILLE	TX	76401-2017
R000028976	2091 CRESTRIDGE	TRUDY KELLY MARITAL TRUST	10752 S DAPPLE GRAY RD	LAS VEGAS	NV	89178
R000028945	2090 CRESTRIDGE	WILLIAMSON JACKIE G & NONA	2090 CRESTRIDGE	STEPHENVILLE	TX	76401

Board of Adjustment STAFF REPORT



SUBJECT: V2025-9150
Applicant Francisco Perez is requesting a variance from Section 154.06.2.D relating to the minimum setback requirements for property known as 1901 W. Washington, Parcel R32039, being Blk D-39, Lots 1,2,3,26,27 and parts of the S4000 Groesbeck & McClelland Addition to the City of Stephenville, Erath, County, Texas.

MEETING: Board of Adjustment – September 11, 2025
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

BACKGROUND:

The requested variance is for a covered patio area for outdoor seating. No additional details had been provided at the time this document was being prepared. The property is zoned B-2, Retail and Commercial. It is currently under a commercial remodel and will operate as a restaurant.

6.2.D Height, Area, Yard and Lot Coverage Requirements.

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: 20 feet.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum ten feet is required.
- (7) Minimum width of side setback:
 - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum five feet is required.
 - (b) Corner lot: 20 feet.

VARIANCE:

Section 154.21.1.I

1. A variance from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of the 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 variation 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.

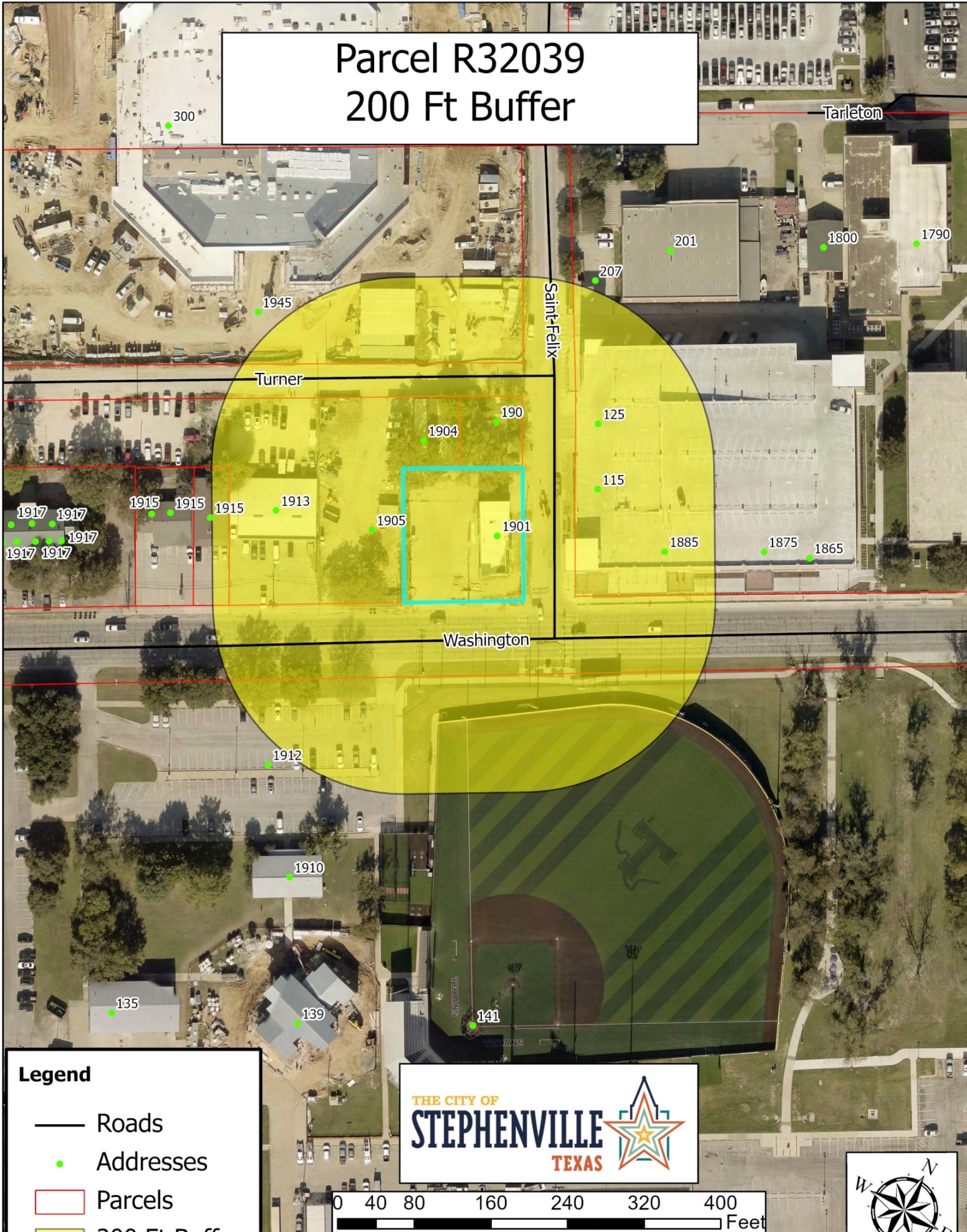
(b) Basis for action.

- (1) Before acting on an appeal for variance the Board shall consider:
 - a. The facts filed with the application;
 - b. The testimony presented at the public hearing on the appeal;
 - c. The City Staff's technical report on the appeal; and d. The Board's findings in its field inspection of the property.
- (2) The Board may grant an appeal, subject to such terms and conditions as it may fix, provided

ALTERNATIVES:

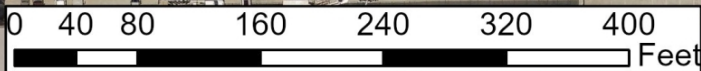
1. Approve the Variance Request
2. Deny the Variance Request

Parcel R32039 200 Ft Buffer



Legend

- Roads
- Addresses
- ▭ Parcels
- 200 Ft Buffer



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Parcel R32039

Current Zoning - B2 Retail & Commercial

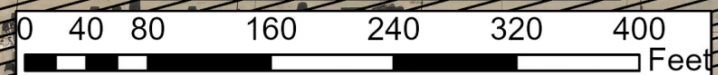


Legend

- Roads
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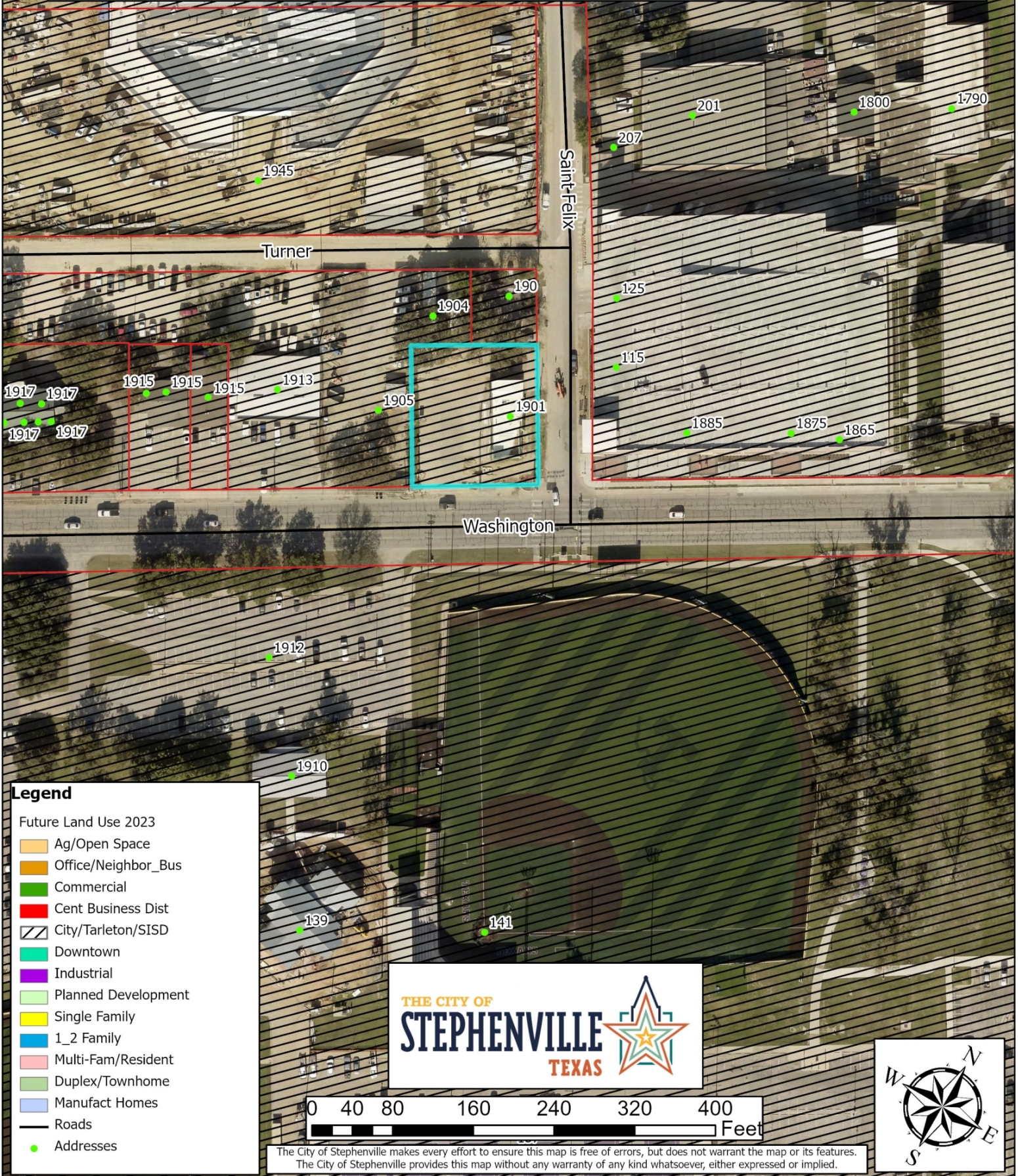
ZONING

- ▭ Agricultural
- ▭ B-1 - Neighborhood Business
- ▭ B-2 - Retail and Commercial Business
- ▭ B-3 - Central Business
- ▭ B-4 - Private Club
- ▭ CTS - City, Tarleton, School
- ▭ DT - Downtown
- ▭ IND - Industrial
- ▭ PD - Planned Development
- ▭ R-1 - Single Family - 7,500
- ▭ R-1.5 - Single Family - 6,000
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- ▭ R-2.5 - Integrated Housing
- ▭ R-3 - Multiple Family
- ▭ RE - Single Family - 1 Acre



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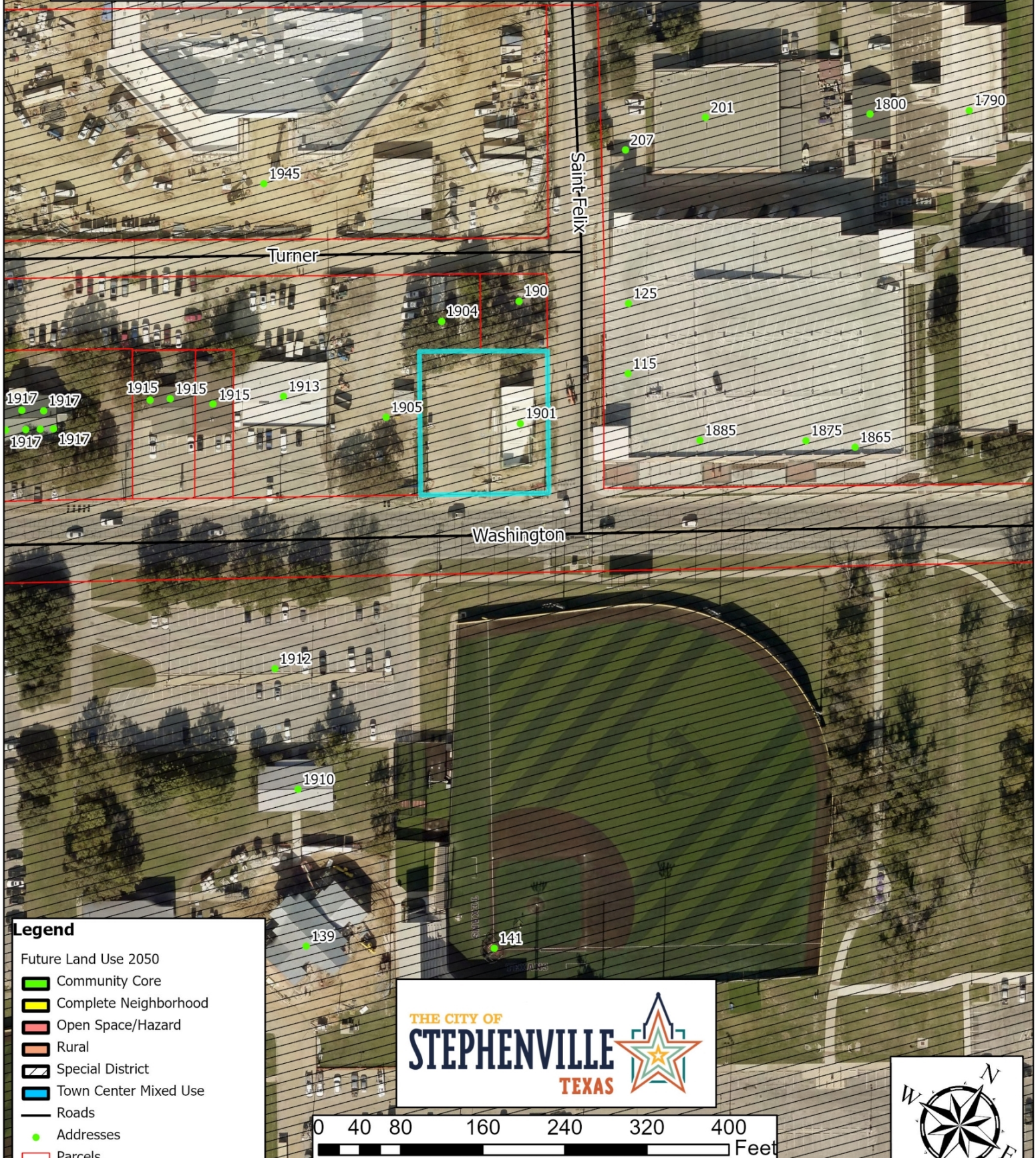
Parcel R32039 Future Land Use 2023 - CTS



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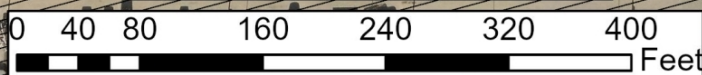
Parcel R32039

Future Land Use 2050 - Special District



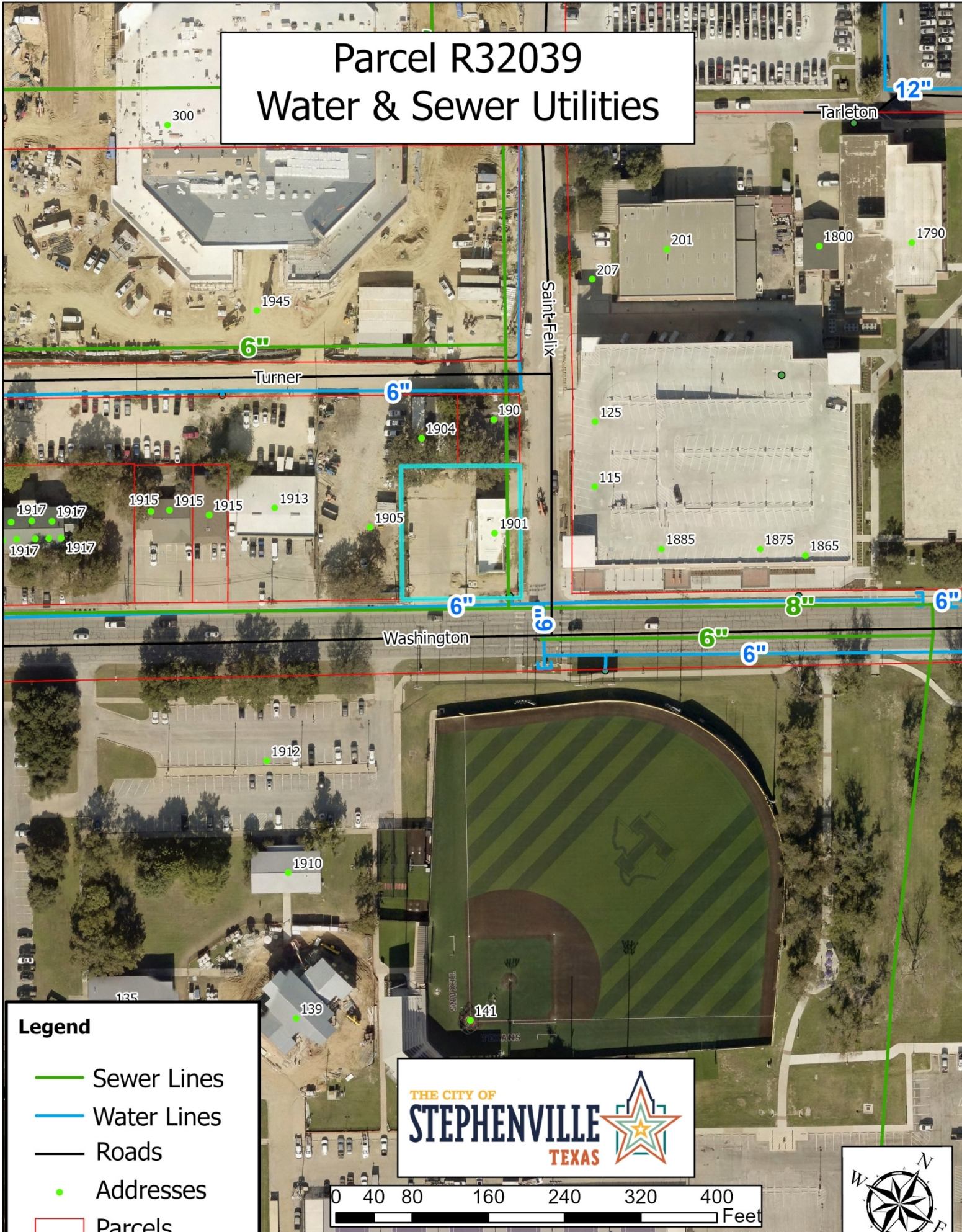
Legend

- Future Land Use 2050
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Roads
- Addresses
- Parcels



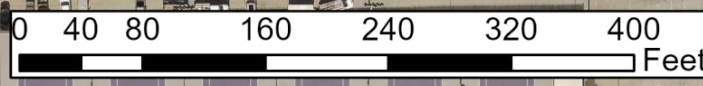
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Parcel R32039 Water & Sewer Utilities



Legend

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

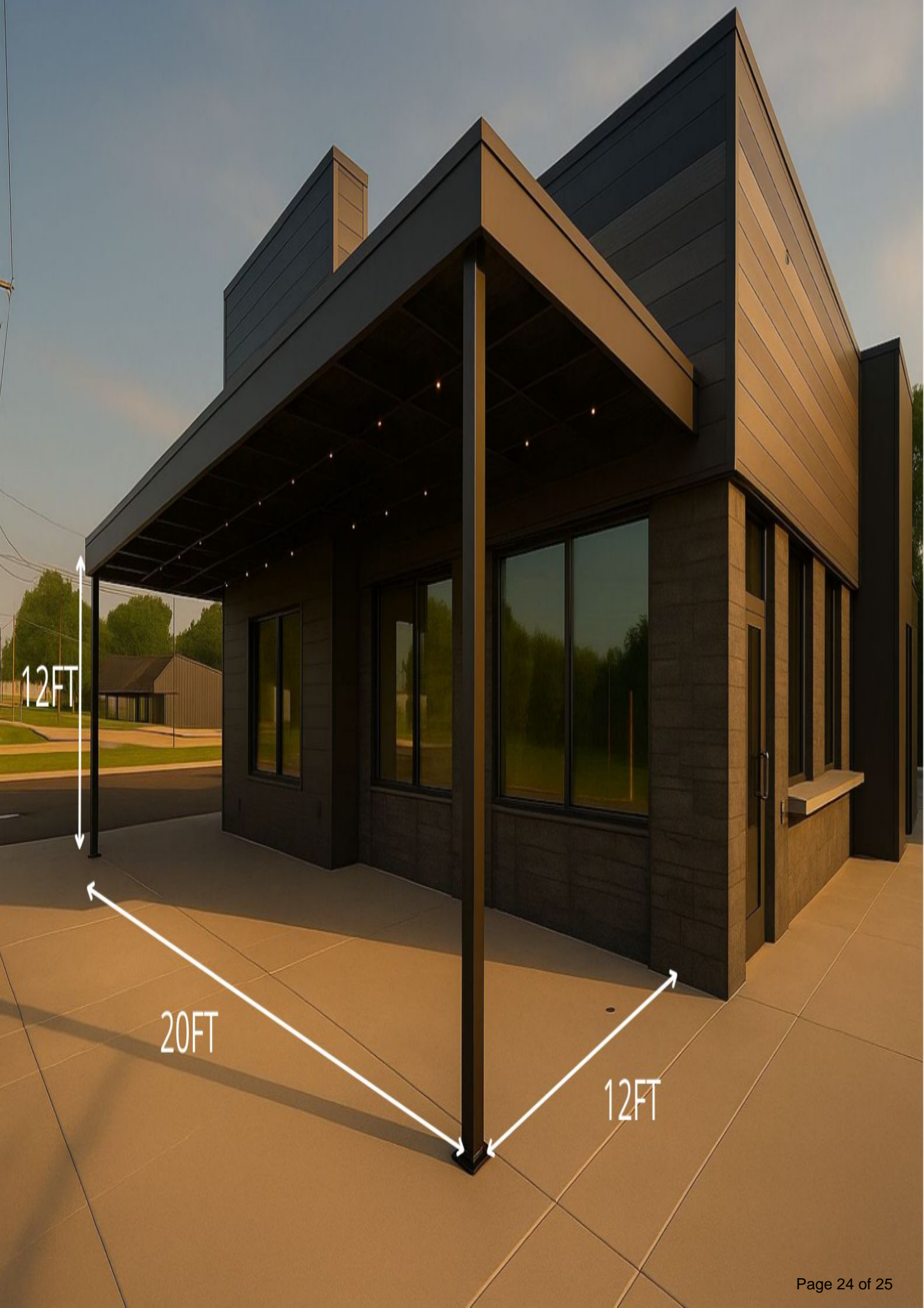


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Parcel R32039

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032021	0 HARBIN & TURNER	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032041	1913 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032013	1701 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000033482	1500 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TARROW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000032039	1901 W WASHINGTON	CIELOSTEPHENVILLE, LLC	2018 DOUGLAS DR	SAN ANGELO	TX	76904
R000032051	190 ST FELIX AVE	IVORY CHARLES B & LAURA A	6455 RIDGELEA CREST DR	FORT WORTH	TX	76116
R000032042	1915 W WASHINGTON	STEPHENVILLE RENTALS LLC ET AL	181 S GRAHAM	STEPHENVILLE	TX	76401



12FT

20FT

12FT

CIELO

12FT

20FT