



Board of Adjustment
Regular Meeting

Thursday, October 2, 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 September 11, 2025

REGULAR AGENDA

2. **Application No.: V 8893**

Applicant Walter Latham is requesting a Variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 1630 Overhill, Parcel R29067, being BLOCK H; LOT 14 of the S2500 Chamberlin Addition of the City of Stephenville, Erath County, Texas.

3. **Public Hearing**

Application No.: V 8893

4. **Application No.: V 8893**

Consider Approval of Variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 1630 Overhill, Parcel R29067, being BLOCK H; LOT 14 of the S2500 Chamberlin Addition of the City of Stephenville, Erath County, Texas.

5. **Application No.: V 8826**

Applicant Danny Phillips, representing Mr. Richard D Coan, is requesting a Variance from Section 154.06.3.D(A)(5)(6)(7)(b) Minimum Depth of front, rear and side setback:15 feet for property located at 575 College, Parcel R30092, being Block 112, Lot 6 of the S2600 CITY ADDITION, City of Stephenville, Erath County, Texas.

6. **Public Hearing**

Application No. V 8826

7. **Application No.: V 8826**

Consider Approval of Variance from Section 154.06.3.D(A)(5)(6)(7)(b) Minimum Depth of front, rear and

side

setback:15 feet for property located at 575 College, Parcel R30092, being Block 112, Lot 6 of the S2600 CITY ADDITION, City of Stephenville, Erath County, Texas.

8. **Application No.: V 9004**

Applicant Nancy Barnhart is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 906 Park St, Parcel R29984, being BLOCK 94; LOT 3 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas

9. **Public Hearing**

Application No.: V 9004

10. **Application No.: V 9004**

Consider Approval of variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 906 Park St, Parcel R29984, being BLOCK 94; LOT 3 of the S2600 CITY ADDITION 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
SEPTEMBER 11, 2025

CALL TO ORDER

The Board of Adjustment of the City of Stephenville, Texas, convened on Wednesday, September 11, 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
JJ Conway
Gabriel Wood - Alternate 1

Board Members Absent:

Tina Virgin

Others Attending:

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

Chairman Quazi called the meeting to order at 4:01pm

CITIZENS GENERAL DISCUSSION

No discussion at this meeting

APPROVAL OF MINUTES

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

Motion by Mary Beach McGuire, second by JJ Conway, to approve the minutes from August 14, 2025. MOTION CARRIED unanimous vote.

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.

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

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.

Mr. Foster was asked to verify the exact amount of variance needed to construct the carport. Upon further questioning, Mr. Foster determined he would only ask for an 8' variance from the edge of the street.

3. Public Hearing

Application No.: V 9062

Chairman Quazi opened the public hearing at 4:16pm.

Applicant Alan Foster was present to give an overview of his request and to answer questions.

No one came forward to speak for or against the variance request.

Letter of Opposition was received by Craig and Janet Jackson.

Chairman Quazi closed the public hearing at 4:17pm.

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

MOTION by Mary Beach McGuire, second by Gabriel Wood to approve the Variance for the Construction of a Carport, 8 feet from the edge of the street. MOTION CARRIED by unanimous vote.

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.

Director of Development Services, Steve Killen gave the following report: The requested 12 ft. variance is for a covered patio area for outdoor seating, similar to the restaurant next door. The property is zoned B-2, Retail and Commercial. It is currently under a commercial remodel and will operate as a restaurant.

6. Public Hearing

Application No.: V 9150

Chairman Quazi opened the public hearing at 4:30pm.

Applicant Francisco Perez was present to give an overview of the request and to answer questions.

No one came forward to speak for or against the variance request.

Chairman Quazi closed the public hearing at 4:30pm.

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.

MOTION by JJ Conway, second by Robert Nimmo to approve the Variance relating to setback requirements. 12 ft. MOTION CARRIED with a unanimous vote.

ADJOURN

Chairman Quazi adjourned the Board of Adjustment meeting at 4:34pm.

APPROVED:

Moumin Quazi, Chair

ATTEST:

Jan Strahan, Commission Secretary

Board of Adjustment
STAFF REPORT



SUBJECT: Application No.: V 8893

Applicant Walter Latham is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 1630 Overhill, Parcel R29067, being BLOCK H; LOT 14 of the S2500 Chamberlin Addition of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment – October 2, 2025

DEPARTMENT: Development Services

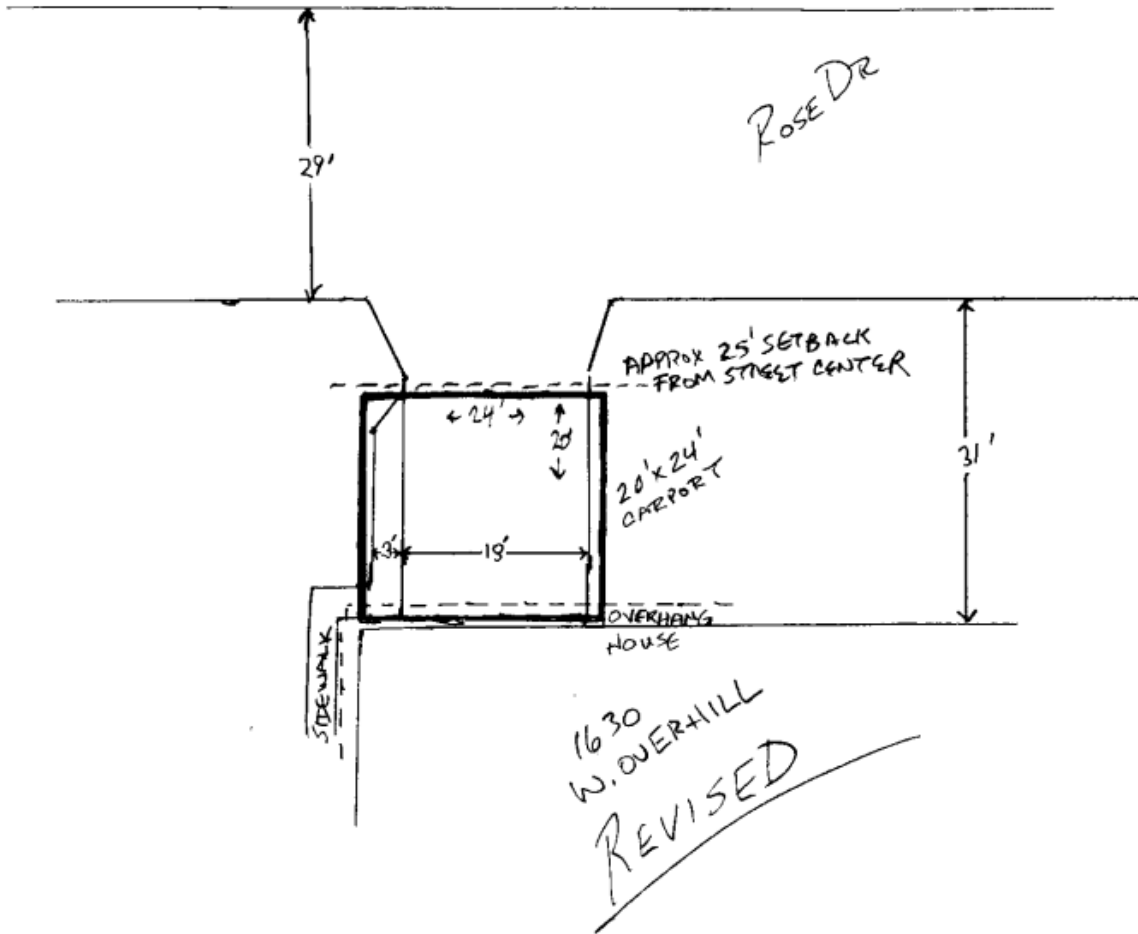
STAFF CONTACT: Steve Killen

BACKGROUND:

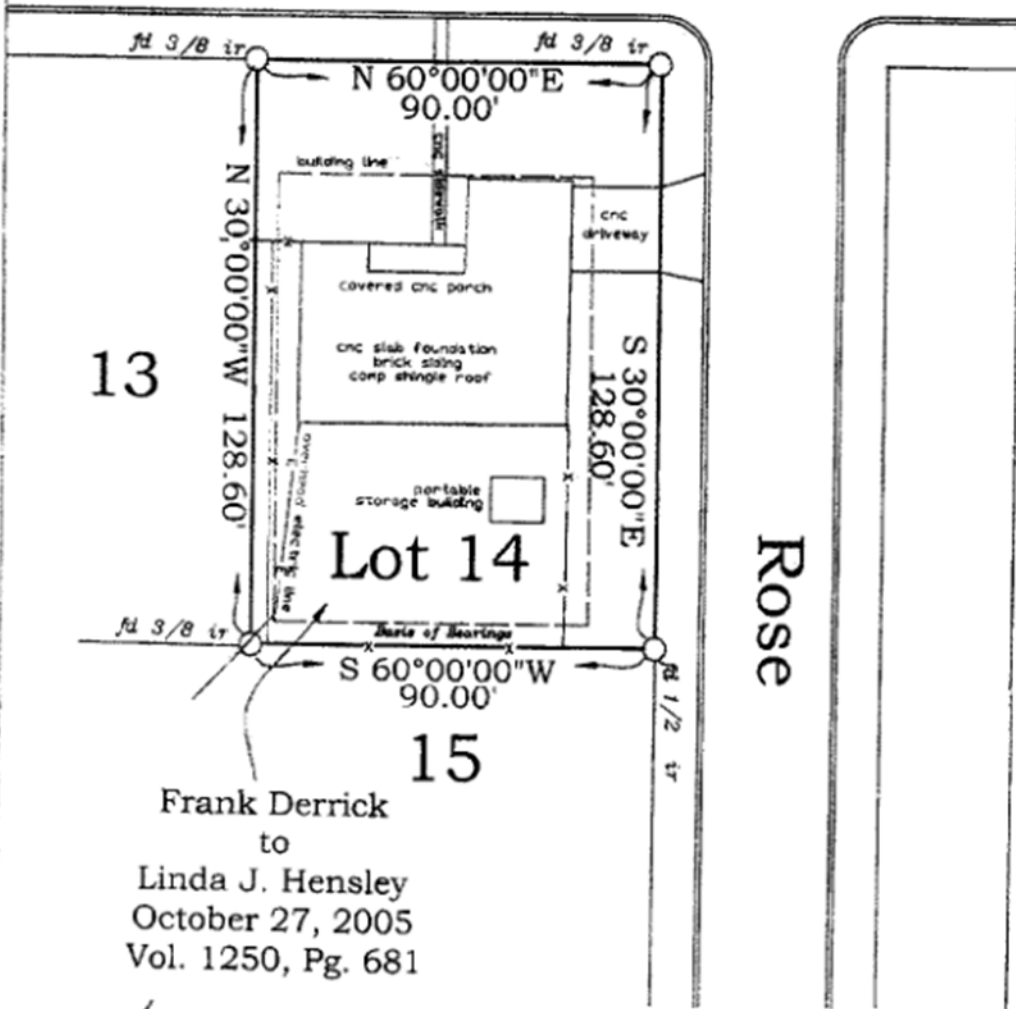
Mr. Latham is requesting a variance for the construction of a carport over the property driveway. The driveway approach is on Rose Dr. If approved, the side setback will be reduced to 0' feet based on GIS imagery and the possibility that the carport could encroach the city Right-of-Way. Staff recommends if approved, the Board grant conditional approval, with the condition being that the carport not extend into the City ROW. An image of the GIS map is below. Exact dimensions cannot be determined with the documents provided. A new survey showing the property line and current setbacks would be necessary. By GIS mapping, the home is roughly 15' from the property line without the addition of the carport.



OVERHILL DR



Overhill



13

Lot 14

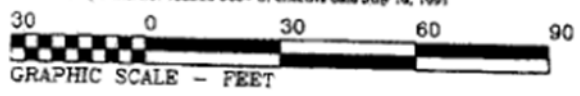
15

Rose

Frank Derrick
to
Linda J. Hensley
October 27, 2005
Vol. 1250, Pg. 681

Survey of
Lot 14, Block H
in the
Chamberlin Addition of the City of Stephenville, Texas
by Kenneth D. Leatherwood
Registered Professional Land Surveyor No. 5531
384 PR 829 Stephenville, Texas 76401 (254) 968-5539 Fax (254) 968-6960

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on 26 July 2011, and that there are no visible easements, encroachments, or projections, except as shown and that the improvements shown do not appear to be affected by the 100 year flood zone as shown on the U.S. Department of Housing and Urban Development Flood Insurance Risk Map, Community Panel No. 480220 0004 C, effective date July 16, 1991



2/23/14 JHP











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

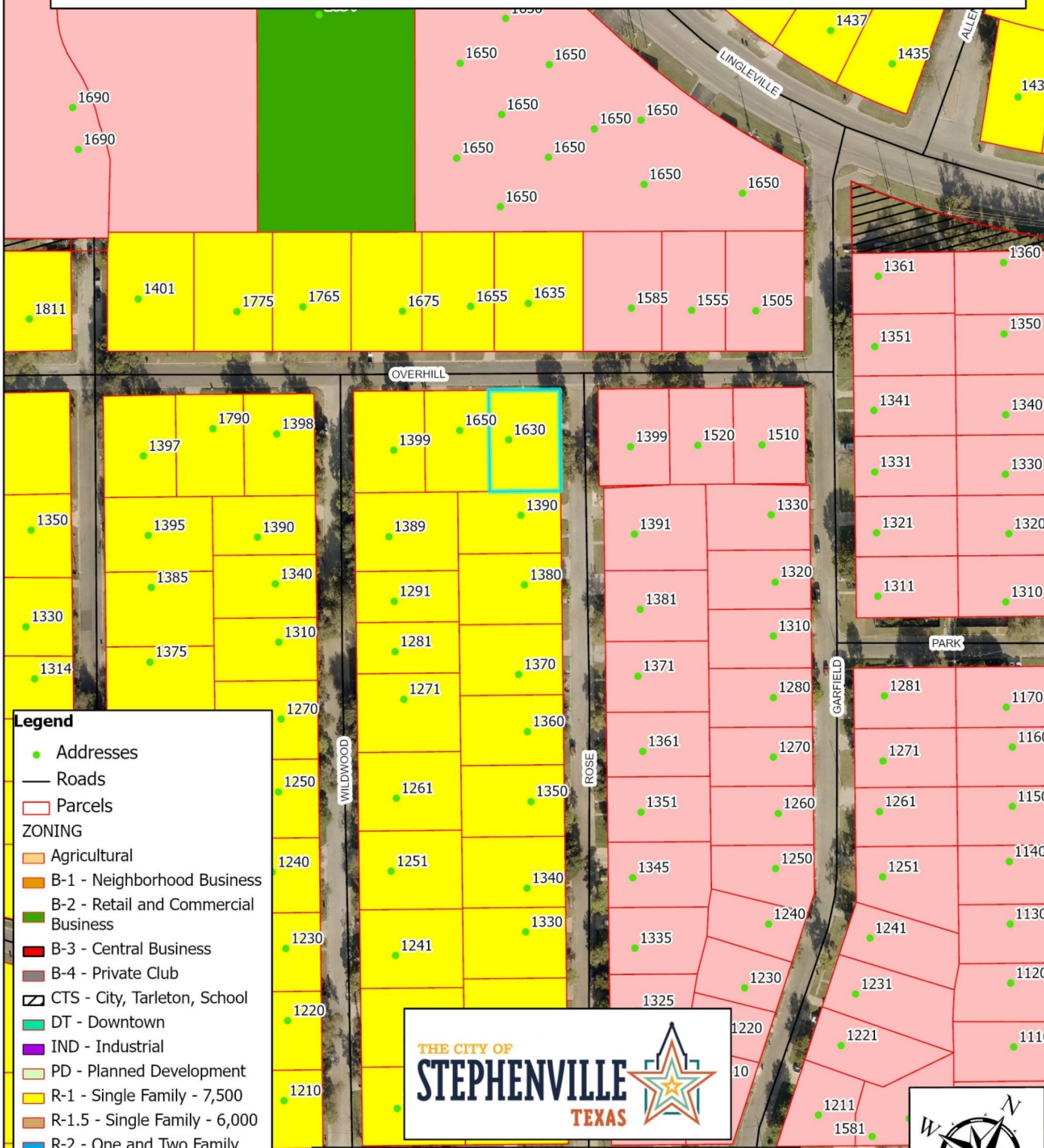
- (1) Granting a Variance without a Public Hearing:
 - a. Upon receipt of an application to construct a carport, the city manager or his designee shall determine the following:
 - i. The carport is compatible with the existing home and other homes in the neighborhood.
 - ii. The carport is within the 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 R29067

Current Zoning - R1 Single Family

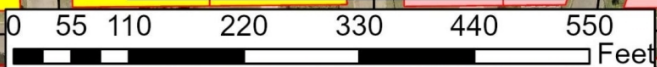


Legend

- Addresses
- Roads
- ▭ Parcels

ZONING

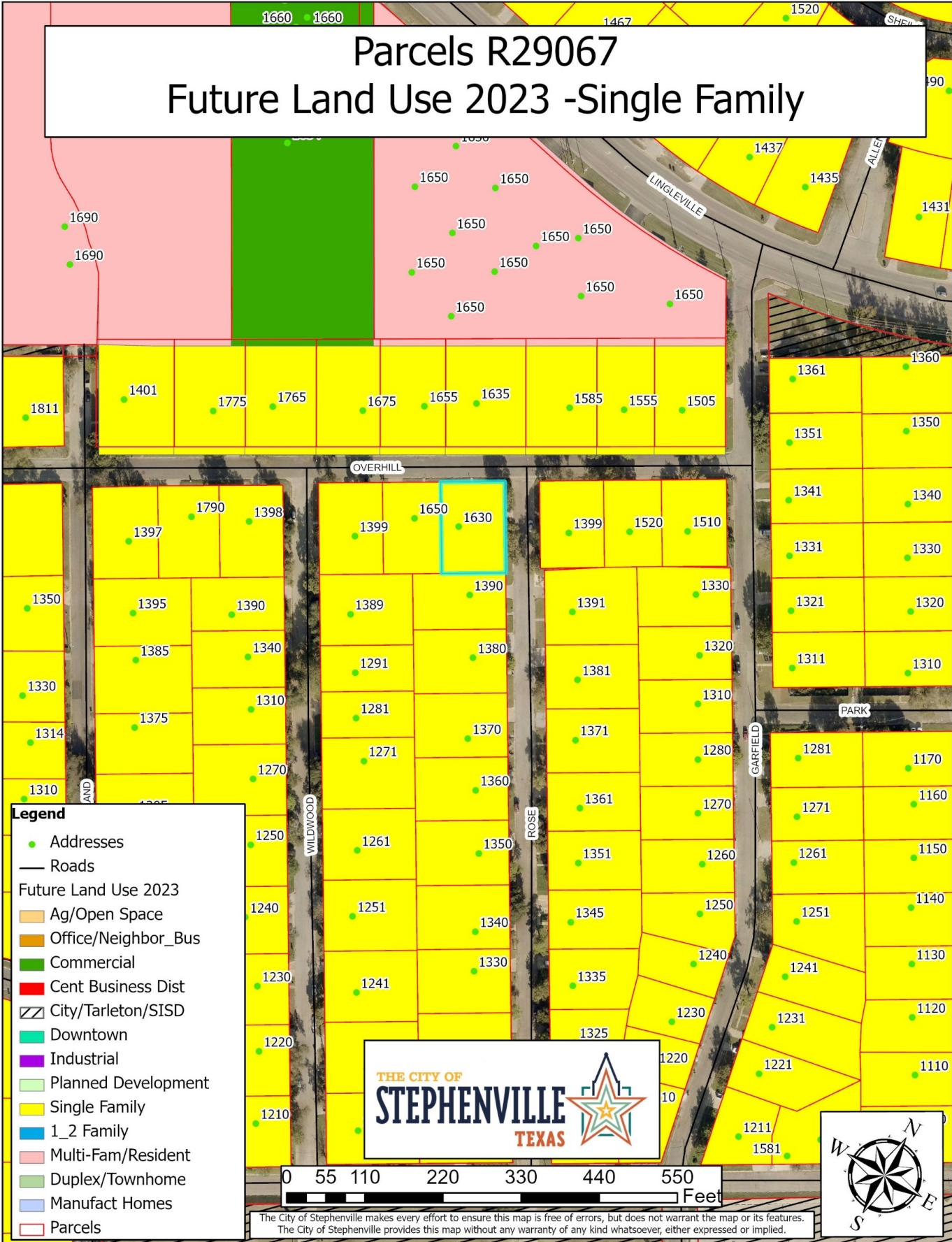
- ▭ Agricultural
- ▭ B-1 - Neighborhood Business
- ▭ B-2 - Retail and Commercial Business
- ▭ B-3 - Central Business
- ▭ B-4 - Private Club
- ▭ CTS - City, Tarleton, School
- ▭ DT - Downtown
- ▭ IND - Industrial
- ▭ PD - Planned Development
- ▭ R-1 - Single Family - 7,500
- ▭ R-1.5 - Single Family -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



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.

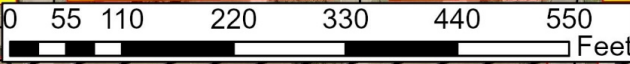
Parcels R29067

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



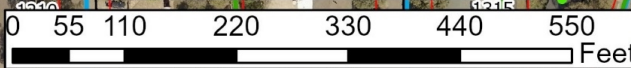
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Parcels R29067 Water & Sewer Utilities



Legend

- Addresses
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- Sewer Lines
- Water Lines
- Parcels



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Parcel ID R29067

200 Ft Buffer

Address

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029063	1291 WILDWOOD	ALEXANDER ALONZO CREED	1291 N WILDWOOD	STEPHENVILLE	TX	76401
R000029088	1520 OVERHILL DR	BAD DEVL, LLC	1621 CR269	LEANDER	TX	78641
R000029136	1675 OVERHILL DR	BOLLING CURTIS ALLEN	1675 W OVERHILL DR	STEPHENVILLE	TX	76401
R000029068	1390 ROSE DR	BURNS BRENDA KAY	1390 ROSE DRIVE	STEPHENVILLE	TX	76401
R000029134	1635 OVERHILL DR	DEMETRUK LOUISE SHEPHERD (REVOCABLE TOD)	1635 W OVERHILL DR	STEPHENVILLE	TX	76401
R000029086	1391 ROSE DR	DENNIS ROY C & SANDRA G	1391 N ROSE DR	STEPHENVILLE	TX	76401-2325
R000029062	1281 WILDWOOD	ELSTON GAYLON EDWIN & TANYA ANN	1281 WILDWOOD DR	STEPHENVILLE	TX	76401
R000029133	1585 OVERHILL DR	GRANTHAM CHRISTOPHER P & JARI K	1585 W OVERHILL DR	STEPHENVILLE	TX	76401
R000029069	1380 ROSE DR	KEELING VIRGINIA & STEPHEN KEELING	6102 W RANCH RD 1222	MASON	TX	76856
R000029067	1630 OVERHILL DR	LATHAM WALTER & GAY LATHAM	1630 W OVERHILL DR	STEPHENVILLE	TX	76401-2320
R000029066	1650 OVERHILL DR	LOPEZ CANDELARIO & VERNONICA GONZALES DE LOPEZ	1650 W OVERHILL	STEPHENVILLE	TX	76401
R000029090	1330 GARFIELD	MOORE KELLY ANN	1330 GARFIELD	STEPHENVILLE	TX	76401
R000029132	1555 OVERHILL DR	PACK NADINE	1555 OVERHILL DR	STEPHENVILLE	TX	76401
R000029135	1655 OVERHILL DR	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029085	1381 ROSE DR	RICHMOND CODY B & TUESDIE L	PO BOX 1196	BLANKET	TX	76432
R000029084	1371 ROSE DR	ROSE S8, AN INDIVIDUAL SERIES OF WILLARD, LLC	2501 CR371	DUBLIN	TX	76446
R000029087	1399 ROSE DR	SANDOVAL JAIME A & ANNA LUISA MORENO	83950 I-20	SANTO	TX	76472
R000029137	1765 OVERHILL DR	SINGLETON RANDY J & KIMBERLEY E	1765 OVERHILL	STEPHENVILLE	TX	76401-0000
R000029065	1399 WILDWOOD	SMITH PAYTON SCOTT	1399 N WILDWOOD DR	STEPHENVILLE	TX	76401
R000029064	1389 WILDWOOD	STEPHENVILLE PROPERTIES LLC	155 N GRAHAM	STEPHENVILLE	TX	76401
R000029070	1370 ROSE DR	WELDON PATRICIA	1370 ROSE DR	STEPHENVILLE	TX	76401

Board of Adjustment

STAFF REPORT



SUBJECT: V2025-8826
Applicant Danny Phillips, representing Richard D. Coan, is requesting a variance from Section 154.06.3.D.A.5, 154.06.3.D.A.6 and 154.06.3.D.A.7.b, relating to the minimum setback requirements for the Front, Rear and Corner Lot, respectively, for property known as 575 College, Parcel R30092, being Blk 112, Lot 6 of City Addition. The applicant is requesting a reduction to 15' for each section.

MEETING: Board of Adjustment – October 2, 2025
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

BACKGROUND:

Three variances are requested, reducing the setbacks from 25' to 15'. NOTE; Each request must be acted on separately.

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

(A) *Single family dwelling.*

- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 6,000 ft².
- (3) Minimum lot width and lot frontage: 60 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: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.

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 aside 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.

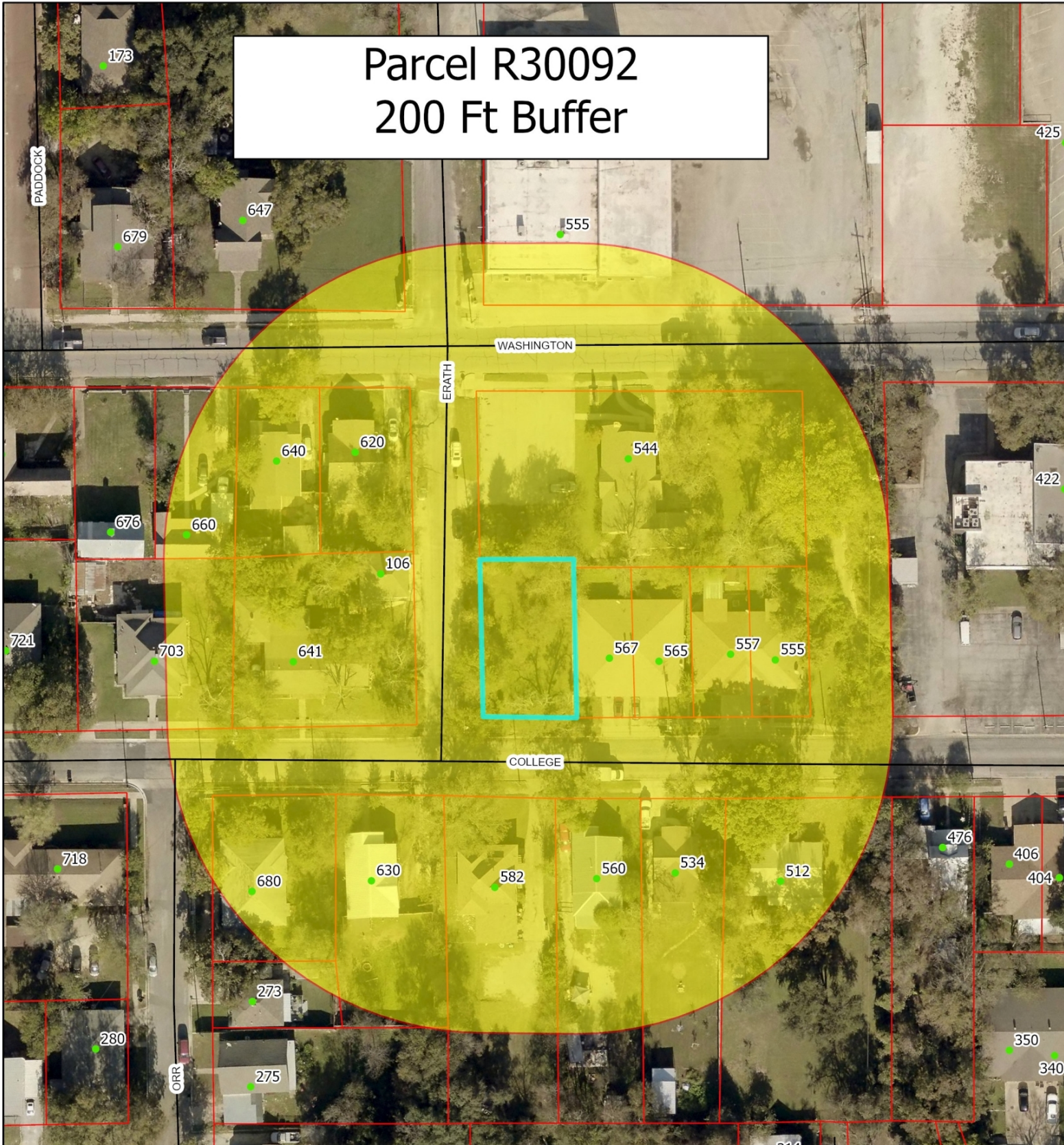
(b) Basis for action.

- (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

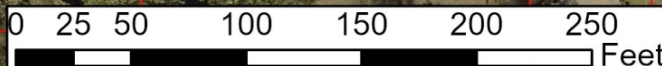
Parcel R30092 200 Ft Buffer



Legend

- Addresses
- Roads
- ▭ Parcels
- ▭ 200 Ft Buffer

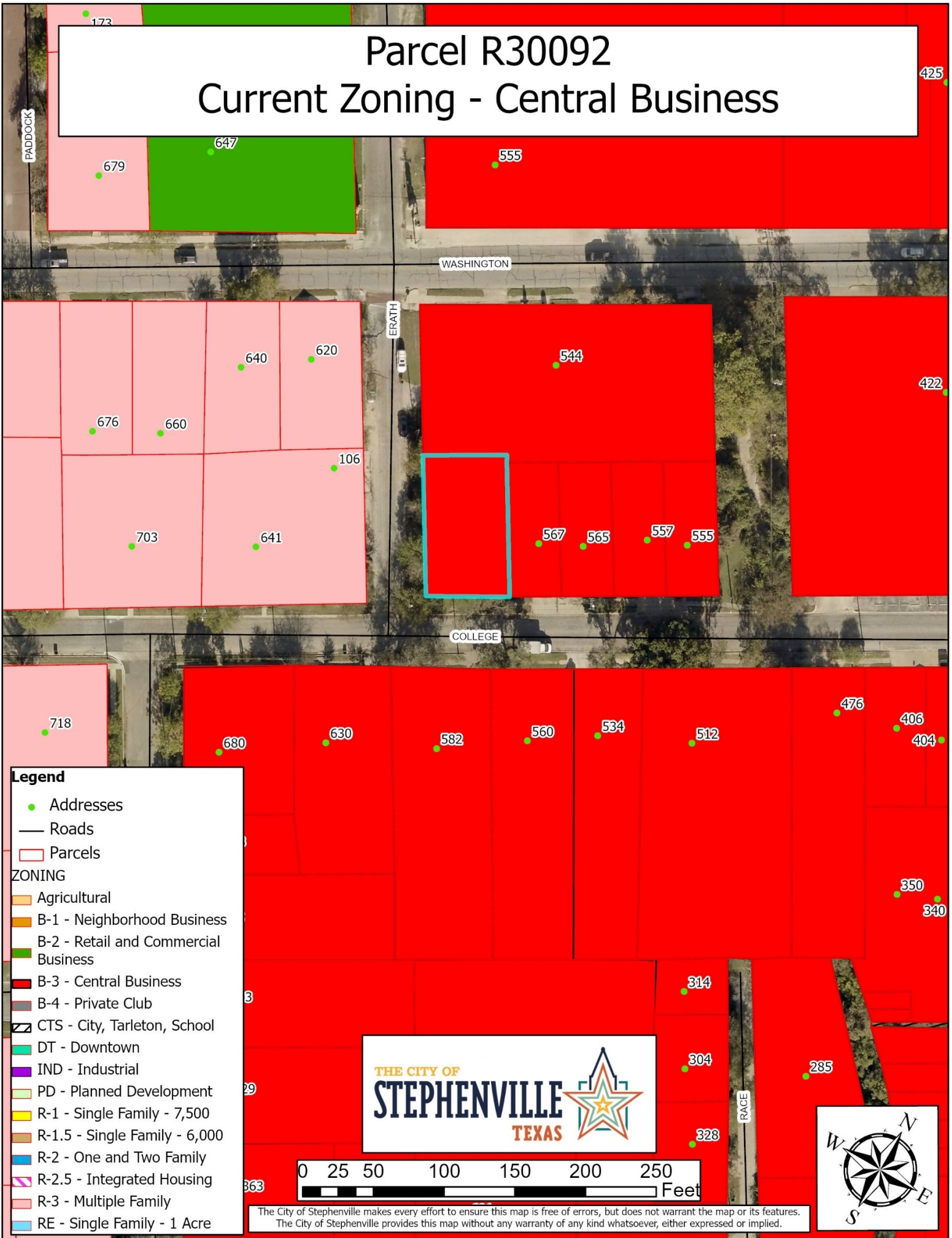
THE CITY OF
STEPHENVILLE
TEXAS



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Parcel R30092

Current Zoning - Central Business



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
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- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
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- RE - Single Family - 1 Acre



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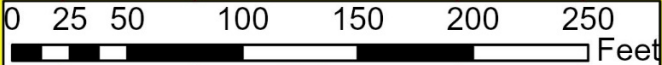
Parcel R30092

Future Land Use 2023 - Single Family



Legend

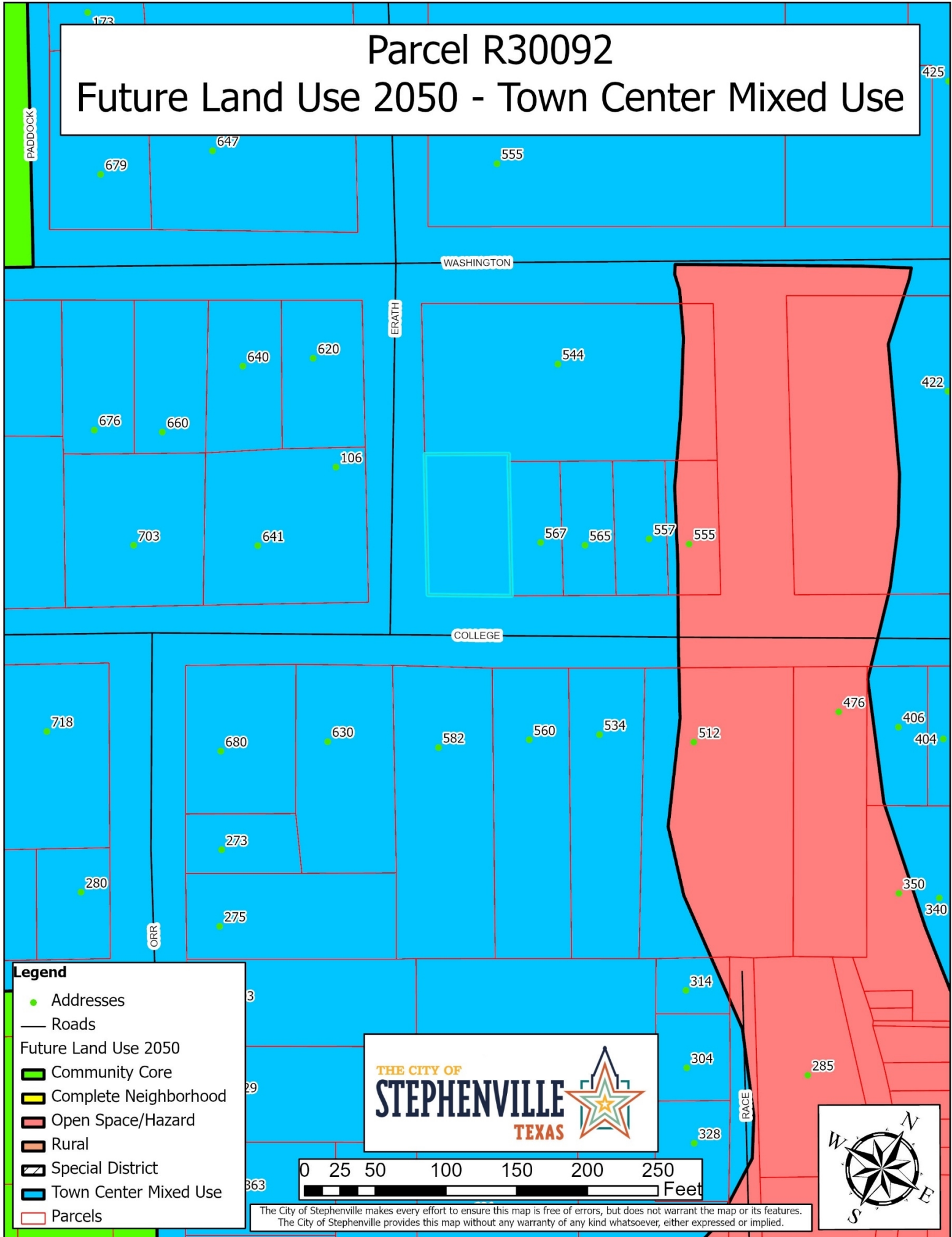
- Addresses
- Roads
- Future Land Use 2023
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Parcels



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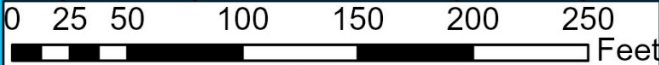
Parcel R30092

Future Land Use 2050 - Town Center Mixed Use



Legend

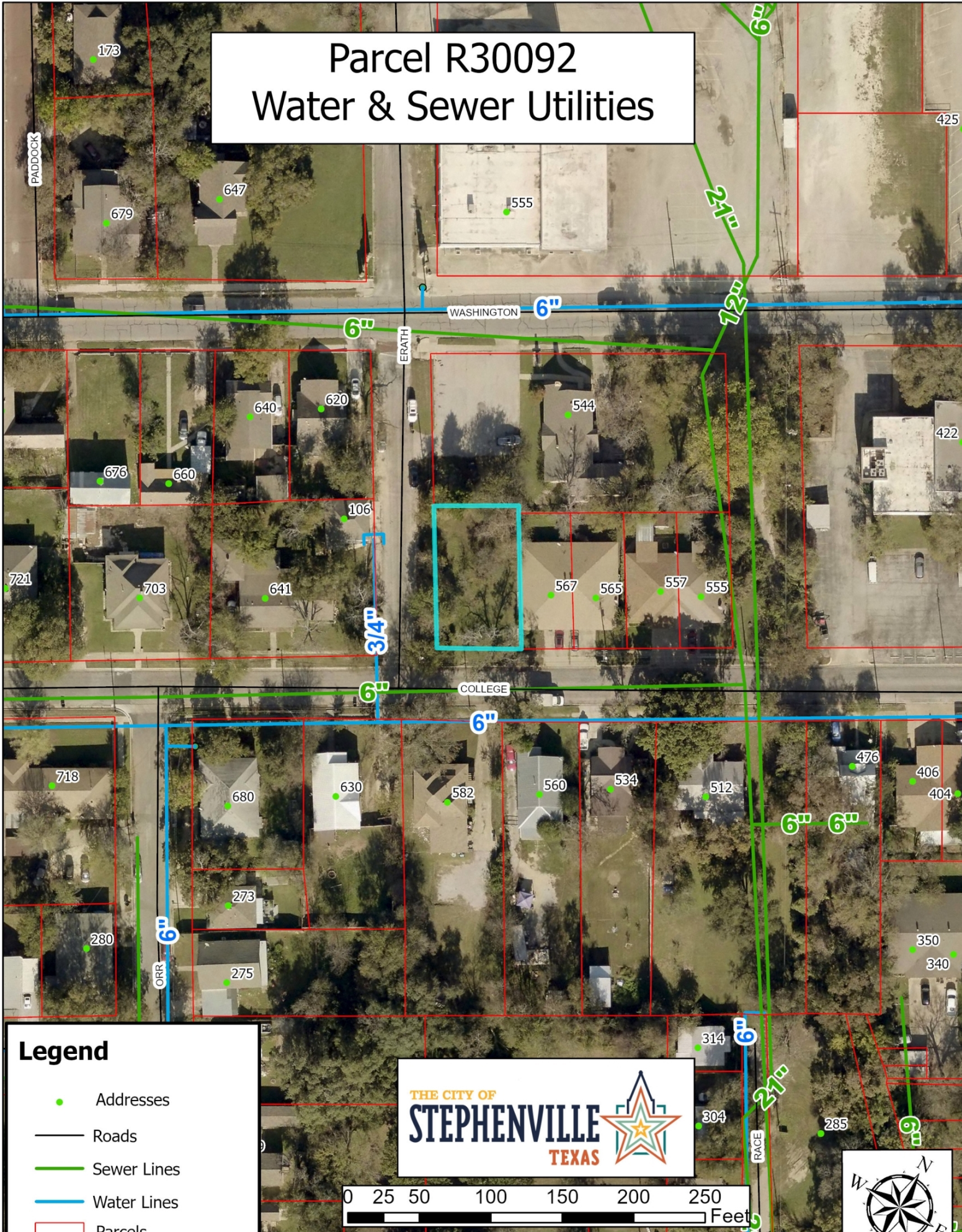
- Addresses
- Roads
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use
- Parcels



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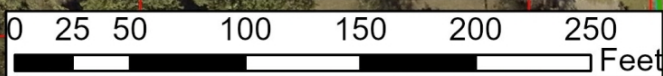


Parcel R30092 Water & Sewer Utilities



Legend

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



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Parcel R30092

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000030136	534 COLLEGE	AUVENSHINE TREY	534 COLLEGE	STEPHENVILLE	TX	76401
R000041197	544 W WASHINGTON	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000030096	703 COLLEGE	BIRGE JOHN DOW & PHYLLIS	703 W COLLEGE ST	STEPHENVILLE	TX	76401
R000030090	557 W COLLEGE	BURCHETT TINA	557 W COLLEGE	STEPHENVILLE	TX	76401
R000030131	680 W COLLEGE	CHAVARRIA JOSE JUAN & MARIA C	680 W COLLEGE	STEPHENVILLE	TX	76401
R000030092	575 COLLEGE	COAN RICHARD D	PO BOX 71	STEPHENVILLE	TX	76401-0000
R000030091	567 COLLEGE	COAN STEVEN STONE & LESLIE COAN ROCHA	1909 ASHTON CT	COLLEYVILLE	TX	76034
R000042016	565 COLLEGE	COAN STEVEN STONE & LESLIE COAN ROCHA	1909 ASHTON CT	COLLEYVILLE	TX	76034
R000030088	555 W WASHINGTON	FIRST BAPTIST CHURCH-STEPHENVILLE	334 W GREEN	STEPHENVILLE	TX	76401
R000030089	422 W WASHINGTON	FIRST UNITED METHODIST CHURCH OF STEPHENVILLE	P O BOX 173	STEPHENVILLE	TX	76401-0000
R000030098	640 W WASHINGTON	KIPPERMAN TATE	933 W GEORGE ST APT 1N	CHICAGO	IL	60657
R000030094	620 W WASHINGTON	KOLB LAND MANAGERMENTS LLC	12071 RACHEL LEA LANE	FORT WORTH	TX	76179
R000030135	560 COLLEGE	MEEKS JEREMIAH & SARAH	560 COLLEGE	STEPHENVILLE	TX	76401
R000041422	555 COLLEGE	NORRIS MARCIA ANN EDGAR & ARLEN L EDGAR	6263 FM2303	STEPHENVILLE	TX	76401-7265
R000030097	660 W WASHINGTON	PATTERSON JESSE & KAY	5502 FM914	STEPHENVILLE	TX	76401-9689
R000030087	647 W WASHINGTON	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000030130	630 COLLEGE	ROE GARY & LISA ROE	240 AUTUMNWOOD	MINERAL WELLS	TX	76067
R000030133	275 ORR	ROLLING HILLS CAPITAL, LLC D/B/A 275 ORR, LLC	190 FOREST CT	ALEDO	TX	76008
R000030132	273 ORR	SAUNDERS BRAD & SHELLY	273 ORR	STEPHENVILLE	TX	76401
R000030134	512 COLLEGE	SMITH DONALD PAUL & RUTH NELL(ESTATE)	512 WEST COLLEGE	STEPHENVILLE	TX	76401
R000030129	582 W COLLEGE	SUMMER MOON EQUITY, LP	189 RETA	STEPHENVILLE	TX	76401
R000030095	641 COLLEGE	YATES ANGIE	1702 W SOUTH LOOP	STEPHENVILLE	TX	76401

Board of Adjustment STAFF REPORT



SUBJECT: Application No.: V 9004

Applicant Nancy Barnhart is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 906 Park St, Parcel R29984, being BLOCK 94; LOT 3 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment – October 2, 2025

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

Ms. Barnhart is requesting a variance for the construction of a 14x20 carport “inside the 25’ setback approximately 7’ from the road.” If approved, the carport would extend into the city Right-of-Way. Staff recommends if approved, the Board grant conditional approval, with the condition being that the carport not extend into the ROW. By GIS mapping, the home is roughly 15’ from the property line without the addition of the carport. The property line is approximately 10’ from the curb.



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

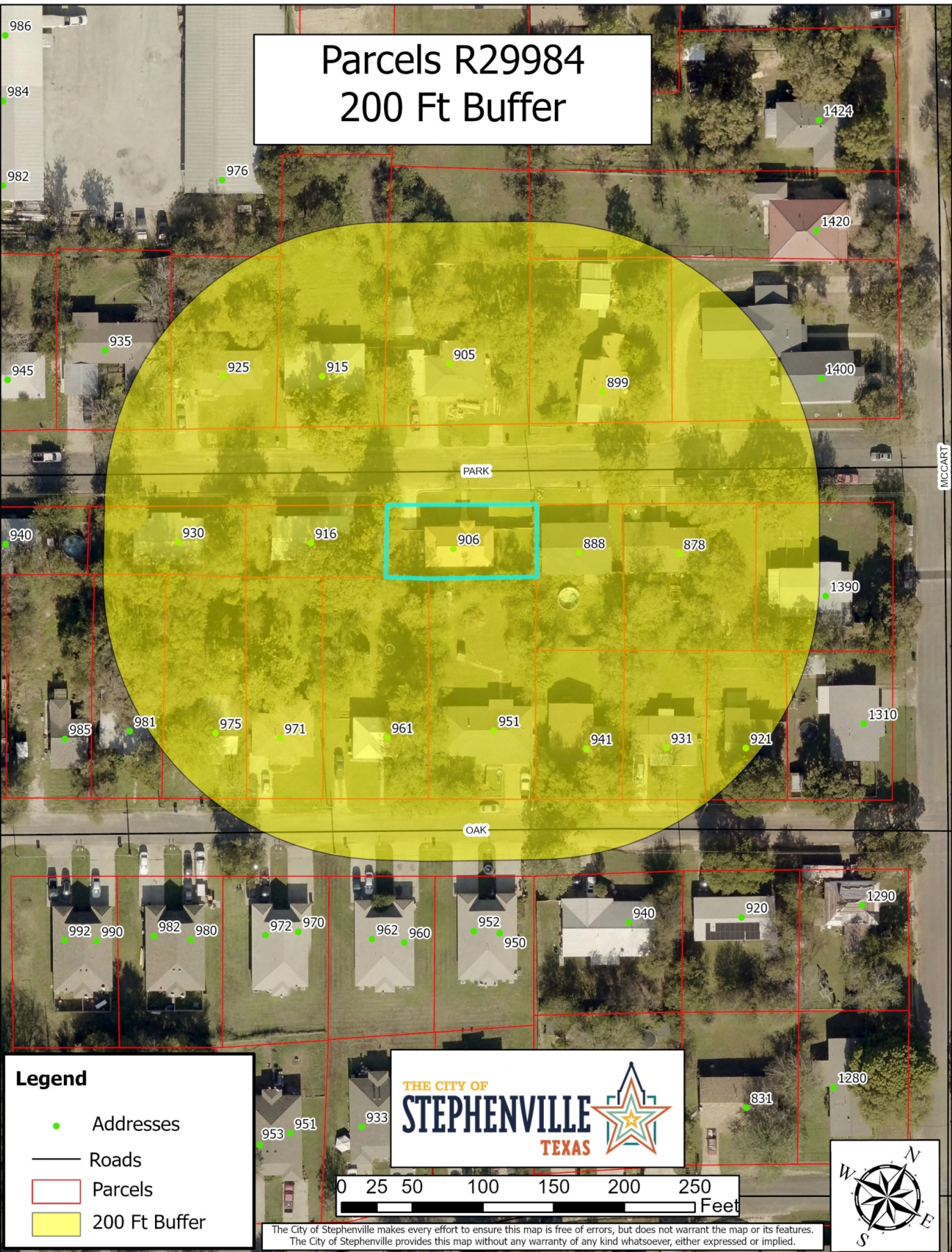
Variance for the Construction of a Carport

- (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:

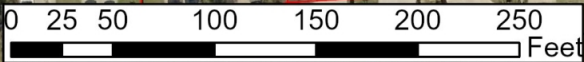
- 1. Approve the Variance Request
- 2. Deny the Variance Request

Parcels R29984 200 Ft Buffer



Legend

- Addresses
- Roads
- Parcels
- 200 Ft Buffer

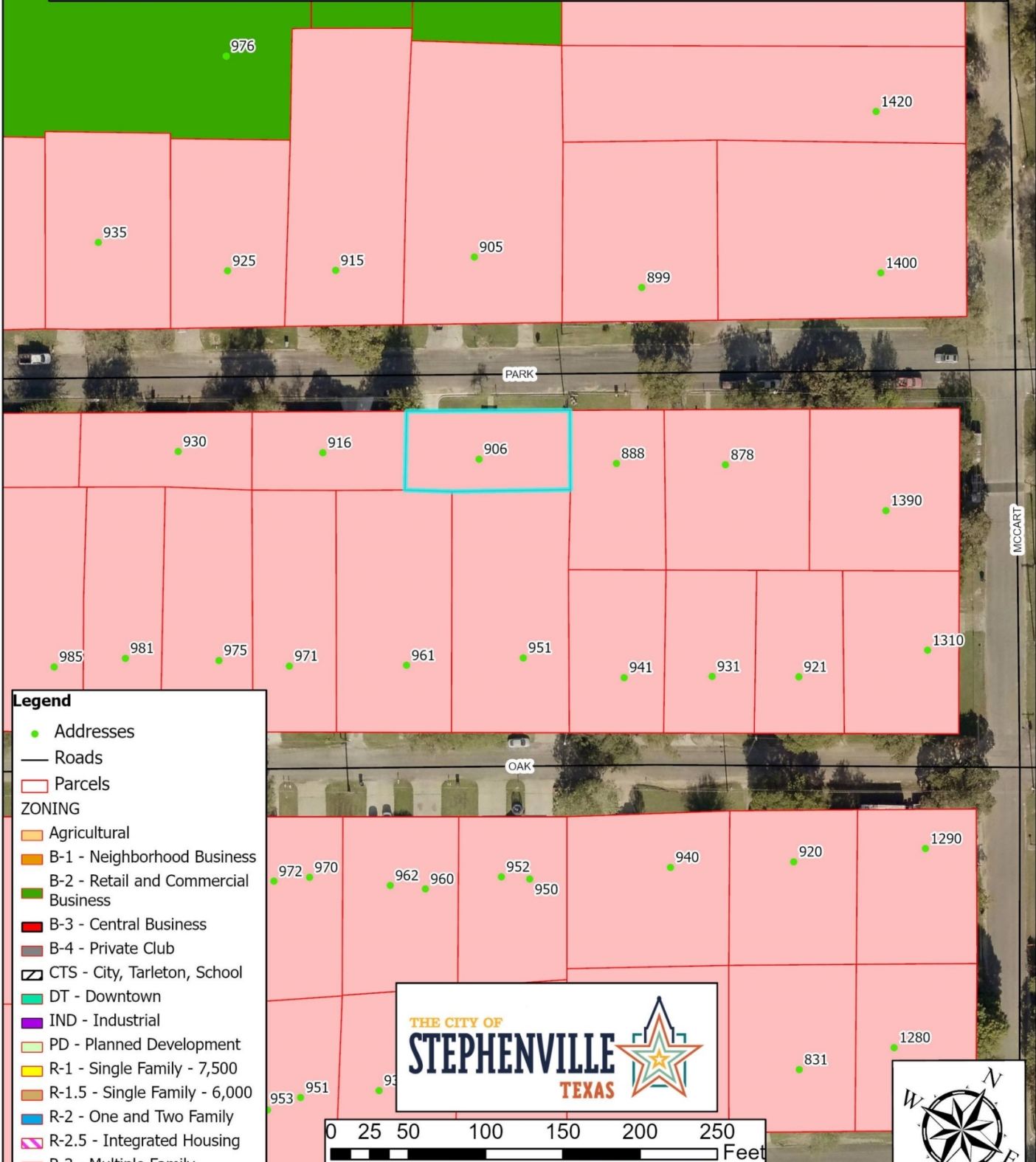


The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



Parcels R29984

Current Zoning - R3 - Multifamily



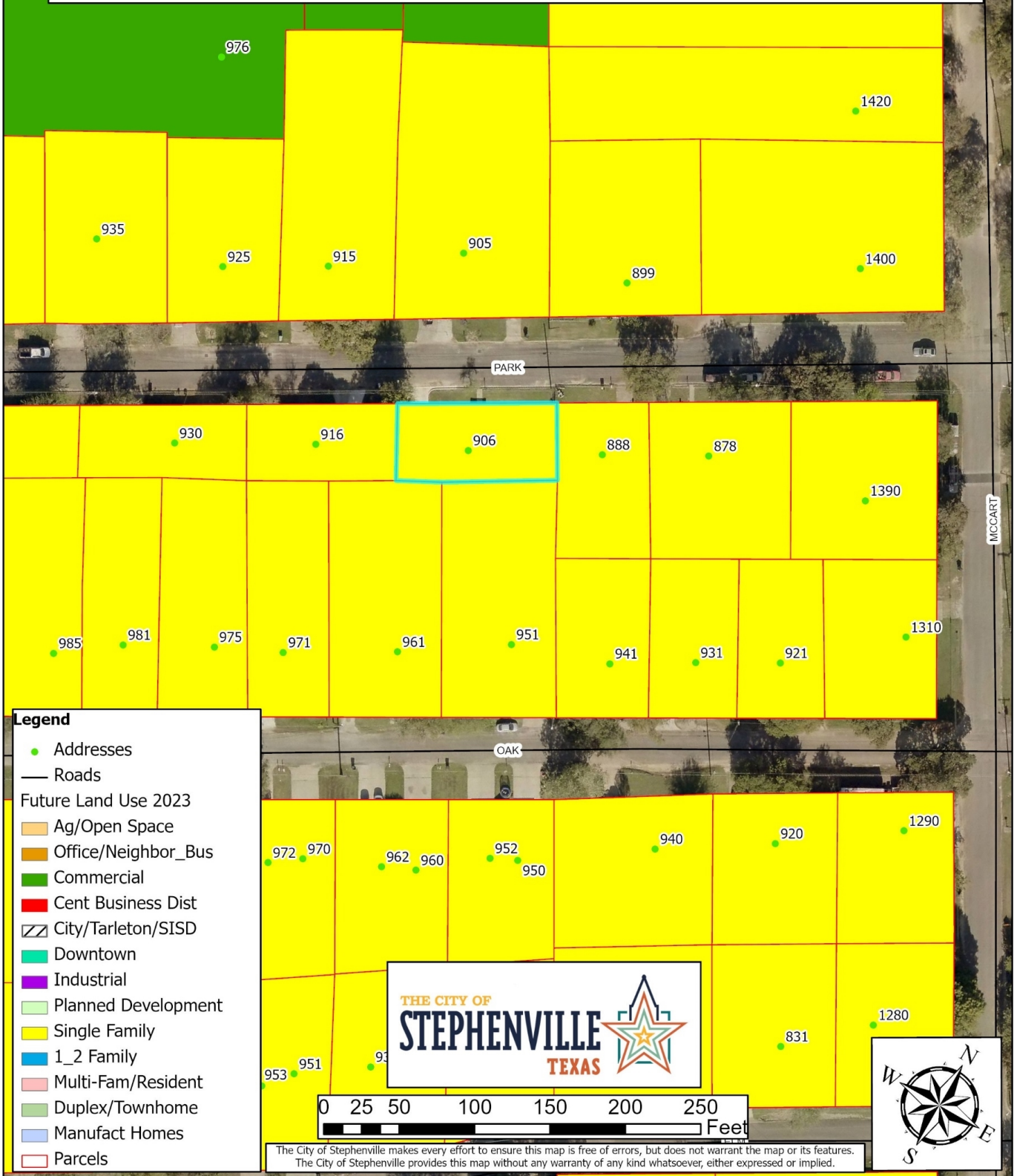
- Legend**
- Addresses
 - Roads
 - ▭ Parcels
- ZONING**
- Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single 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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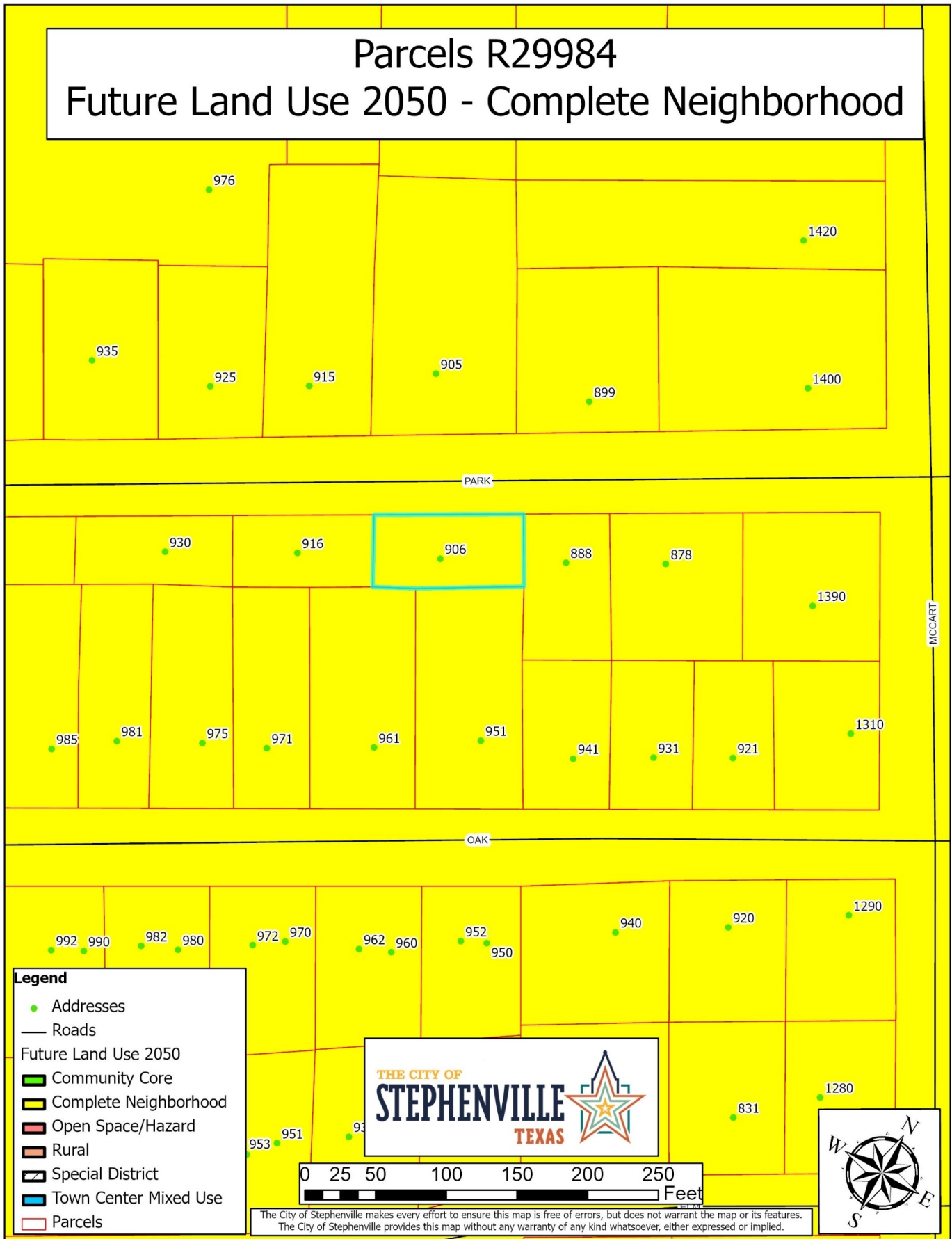
Parcels R29984

Future Land Use 2023 - Single Family



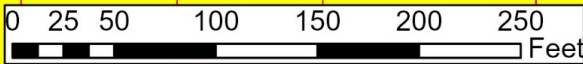
Parcels R29984

Future Land Use 2050 - Complete Neighborhood



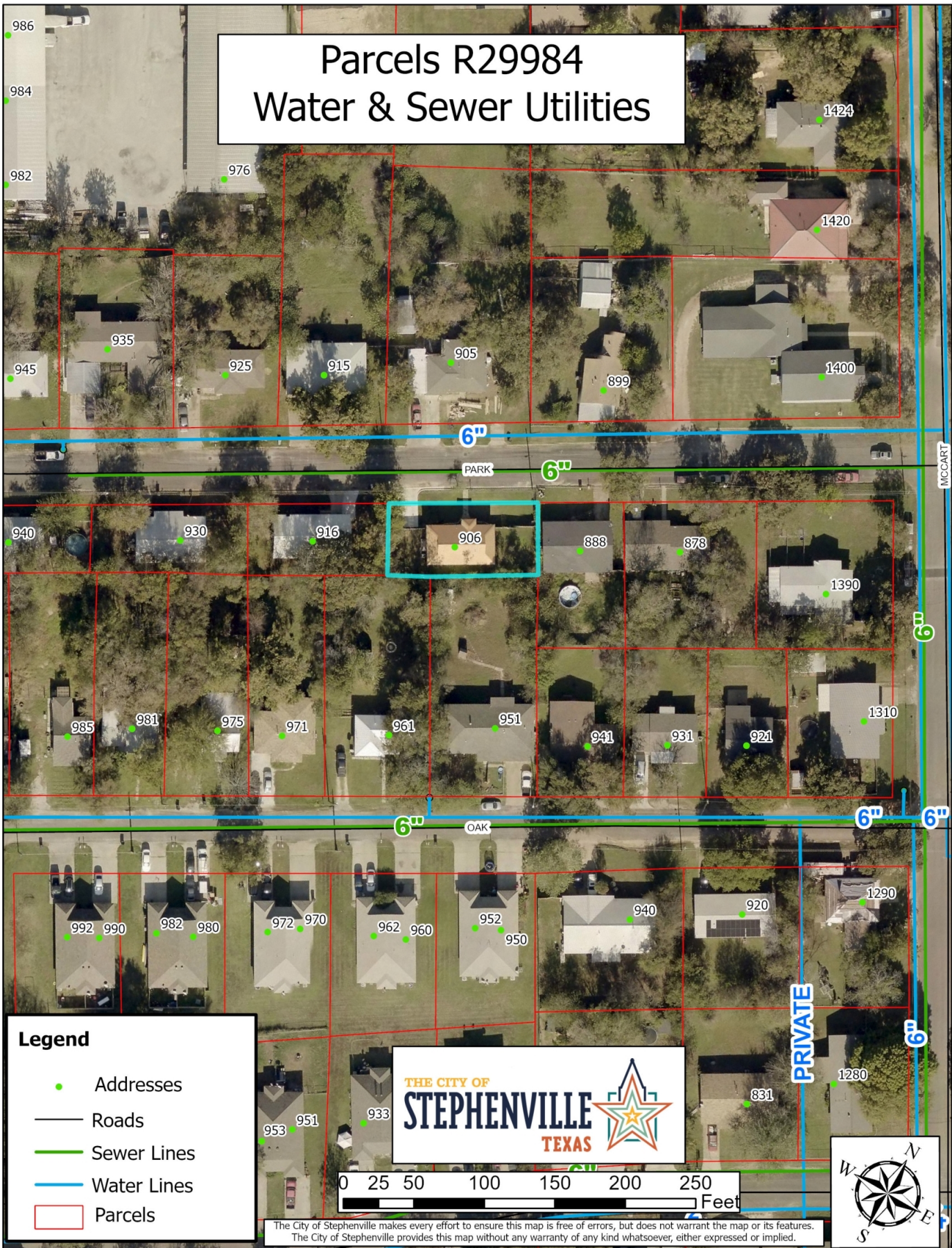
Legend

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



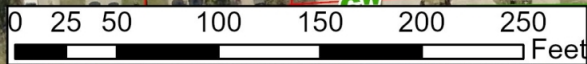
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Parcels R29984 Water & Sewer Utilities



Legend

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



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Parcel ID R29984

200 Ft Buffer

Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029973	930 PARK STREET	ALLEN DANNY EUGENE & GAY LYNN	357 HIGHWAY 144	MERIDIAN	TX	76665-4704
R000029984	906 PARK STREET	BARNHART NANCY A	906 W PARK	STEPHENVILLE	TX	76401
R000031085	1420 MCCART	CERVANTES J GUADALUPE & ROSA MARIA RAMIREZ	1420 MCCART	STEPHENVILLE	TX	76401
R000031087	1400 MCCART	CROSS TIMBERS BAPTIST CHURCH	1400 N MCCART	STEPHENVILLE	TX	76401-2436
R000031135	888 W PARK STREET	DUPNIK JEANITA A	888 WEST PARK STREET	STEPHENVILLE	TX	76401
R000029978	925 PARK STREET	GIFFORD KENNETH M & LINDA JEAN	4171 CR177	STEPHENVILLE	TX	76401
R000031134	1390 MCCART	GOODMAN EDDIE	1390 N MCCART	STEPHENVILLE	TX	76401
R000031493	975 OAK	HARRIS CLORA	975 W OAK	STEPHENVILLE	TX	76401
R000029983	905 W PARK STREET	HARRIS DALE & DEBORAH	102 WILLOW LANE	STEPHENVILLE	TX	76401
R000031136	878 PARK STREET	JOHNSON SARAH E SEALE	878 W PARK	STEPHENVILLE	TX	76401
R000031137	931 OAK	KING JAMES & SHYRA	2100 HILLS CT	STEPHENVILLE	TX	76401
R000029980	988 W LINGLEVILLE RD	LOWERY TERRY W & TOMILE	PO BOX 651	THROCKMORTON	TX	76483
R000031495	961 OAK	MEESE MARGARET MARIE AND	961 W OAK	STEPHENVILLE	TX	76401
R000031140	941 OAK	MEYERS DAVID	941 WEST OAK STREET	STEPHENVILLE	TX	76401
R000029982	915 PARK STREET	MULBARGER TODD	153 VALLEY OAK PLACE	WOODBIDGE	CA	95258
R000031496	951 OAK	PRITCHETT FRANCIS JOSEPH & CATALINA HAJJI	951 W OAK ST	STEPHENVILLE	TX	76401-2445
R000031138	1310 N MCCART	RYAN JERRI DAWN & DANIEL ADAM RYAN	1310 N MCCART	STEPHENVILLE	TX	76401
R000031088	899 PARK STREET	SALAZAR JOSE & MARIA	899 PARK ST	STEPHENVILLE	TX	76401
R000031139	921 OAK	SAUCIER PROPERTY MANAGEMENT LLC	413 GRANADA CALLE CT	GRANBURY	TX	76049
R000029979	916 W PARK STREET	WATERLILLY PROPERTIES, LLC	1110 PALM ST	BURNET	TX	78611
R000029977	935 PARK STREET	WAYLAND AUSTIN JOHN	28221 FM2481	STEPHENVILLE	TX	76401
R000031492	981 OAK	WENTWORTH CAPITAL, LLC	PO BOX 260076	PLANO	TX	75026
R000031494	971 OAK	WILBER SCOTT A & WANDA J	500 BEETHAM RD	MINERAL WELLS	TX	76067