



**Board of Adjustment**  
Regular Meeting

Thursday, October 9, 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. Meeting minutes will be available at the November 13, 2025 hearing.

**REGULAR AGENDA**

2. **Application No.: V 9191**

Applicant Stephen M. Becht, Attorney in Fact for Michael F. Olson, STD, Bishop of the Catholic Diocese of Fort Worth, is requesting a variance from Section 154.06.2.D relating to the minimum setback requirements for property known as 1492 W. Washington, Parcel R30253, being Blk 137, Lot 2A of the S2600 City Addition to the City of Stephenville, Erath, County, Texas.

3. **Public Hearing**

Application No.: V 9191

4. **Application No.: V 9191**

Consider approval of a variance from Section 154.06.2.D relating to the minimum setback requirements for property known as 1492 W. Washington, Parcel R30253, being Blk 137, Lot 2A of the S2600 City Addition to 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 STAFF REPORT



**SUBJECT:** V 9191  
Applicant Stephen M. Becht, Attorney in Fact for Michael F. Olson, STD, Bishop of the Catholic Diocese of Fort Worth, is requesting a variance from Section 154.06.2.D relating to the minimum setback requirements for property known as 1492 W. Washington, Parcel R30253, being Blk 137, Lot 2A of the S2600 City Addition to the City of Stephenville, Erath, County, Texas.

**MEETING:** Board of Adjustment – October 9, 2025  
**DEPARTMENT:** Development Services  
**STAFF CONTACT:** Steve Killen

## BACKGROUND:

This property is zoned B-2, retail and commercial and is subject to a 20' setback along Lillian and Centennial. The existing building footprint has setbacks of 4' along Lillian and 2' along Centennial. A new building is in the planning stages and the applicant is requesting a variance to allow the maximum square footage for the building. Based on the site-plan, the new building will not exceed the footprint of the existing building.

### 6.2.DHeight, 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 154.21.1.1

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;

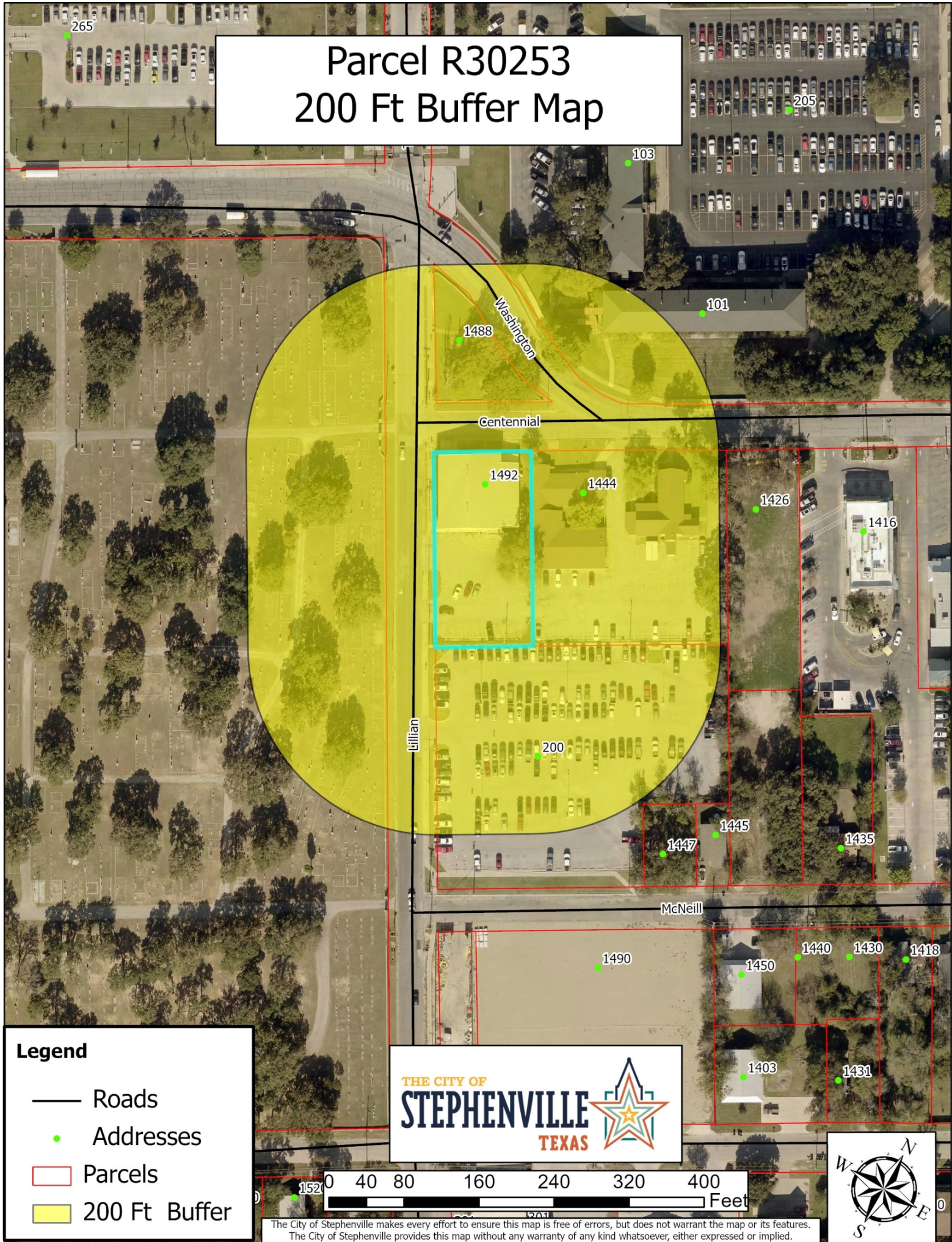
c. The City Staff's technical report on the appeal; and d. The Board's findings in its field inspection of the property.

(2) The Board may grant an appeal, subject to such terms and conditions as it may fix, provided

#### ALTERNATIVES:

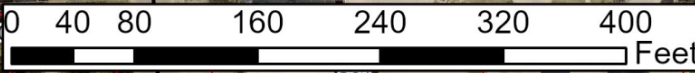
1. Approve the Variance Request
2. Deny the Variance Request

# Parcel R30253 200 Ft Buffer Map



### Legend

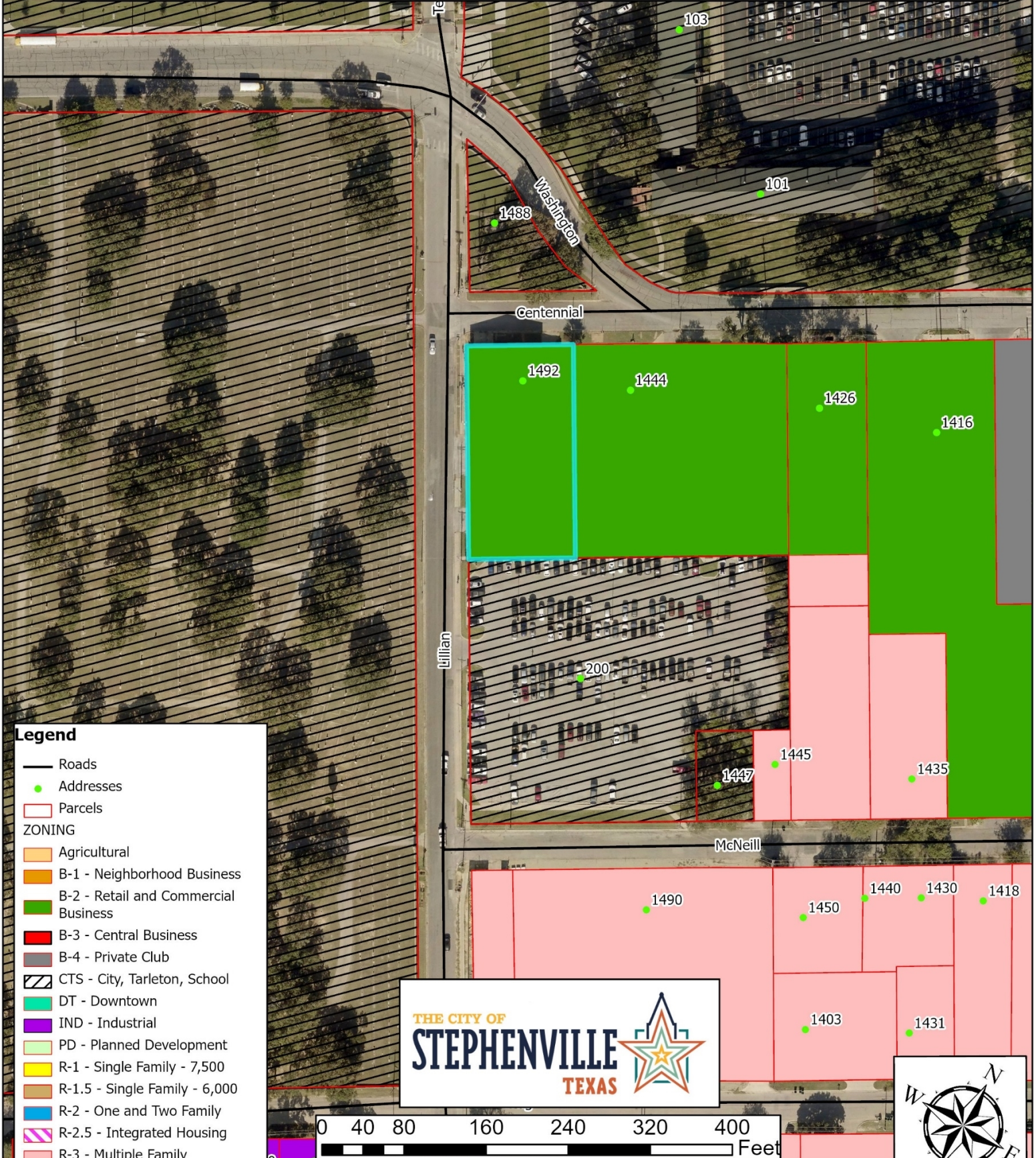
-  Roads
-  Addresses
-  Parcels
-  200 Ft Buffer



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.

# Parcel R30253

## Current Zoning - B2 Retail & Commercial



**Legend**

- Roads
- Addresses
- ▭ Parcels

**ZONING**

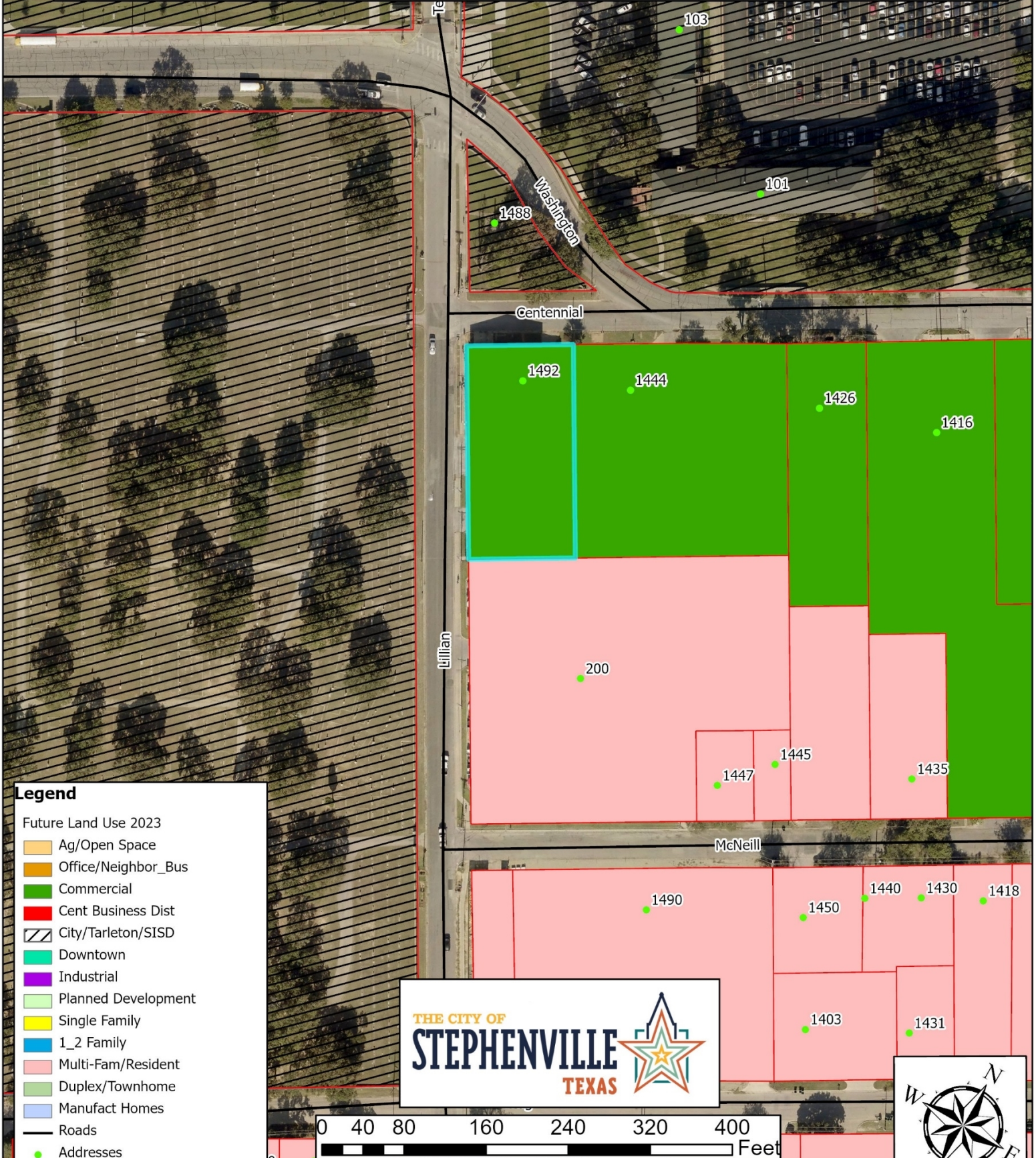
- ▭ Agricultural
- ▭ B-1 - Neighborhood Business
- ▭ B-2 - Retail and Commercial Business
- ▭ B-3 - Central Business
- ▭ B-4 - Private Club
- ▭ CTS - City, Tarleton, School
- ▭ DT - Downtown
- ▭ IND - Industrial
- ▭ PD - Planned Development
- ▭ R-1 - Single Family - 7,500
- ▭ R-1.5 - Single Family - 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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# Parcel R30253

## Future Land Use 2023 - Commercial



**Legend**

Future Land Use 2023

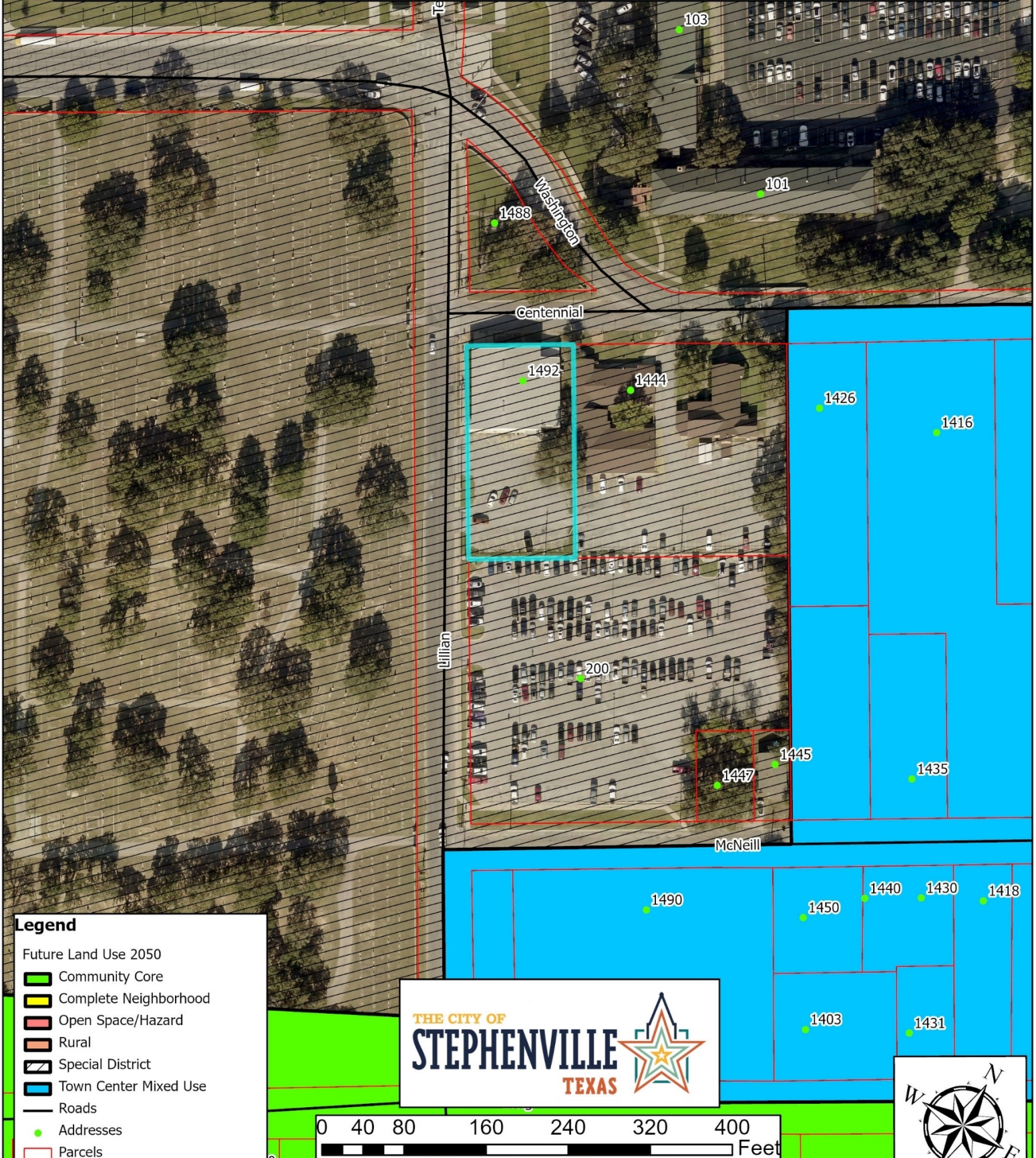
- Ag/Open Space
- Office/Neighbor\_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1\_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Roads
- Addresses
- Parcels



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# Parcel R30253

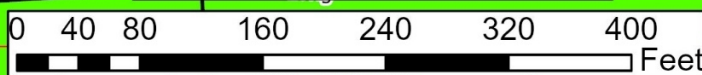
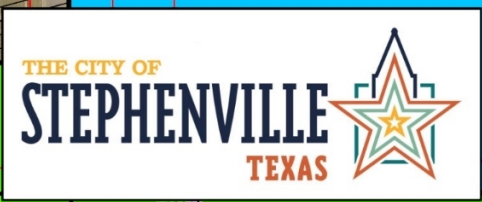
## Future Land Use 2050 - Special District



**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 R30253 Water & Sewer Utilities



## Legend

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



0 40 80 160 240 320 400 Feet



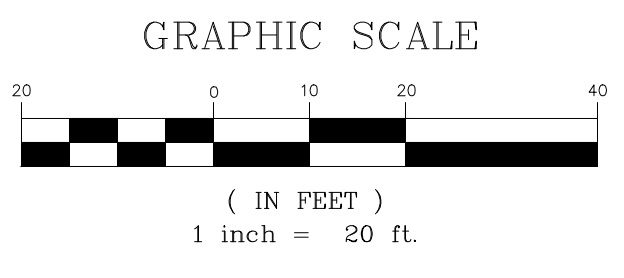
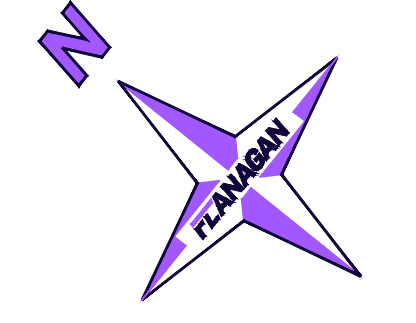
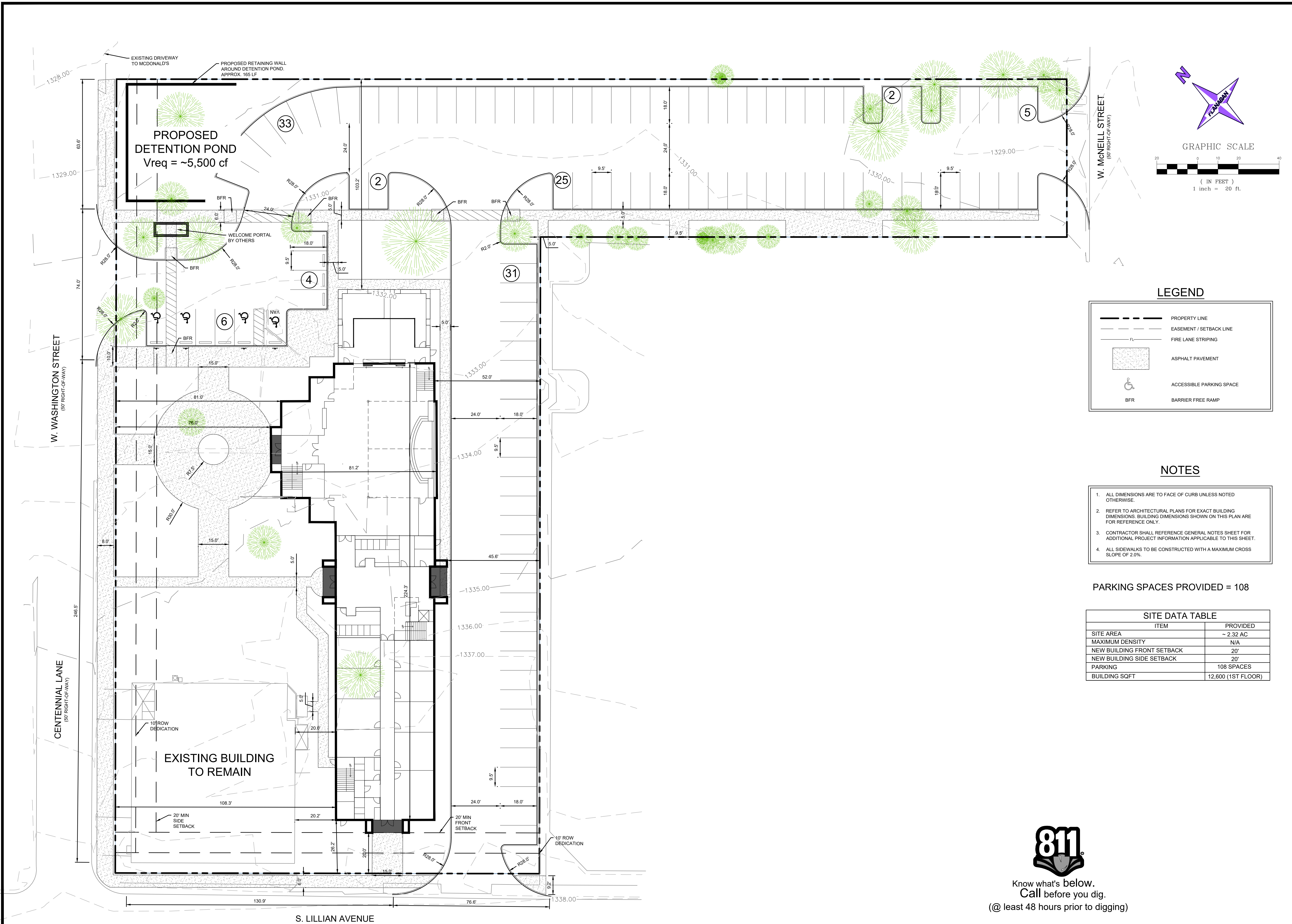
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# Parcel R30253

## 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000030255	200 S LILLIAN	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TALLOW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000042782	0 W WASHINGTON	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TALLOW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000030253	1492 W WASHINGTON	CATHOLIC DIOCESE OF FT WORTH	800 WEST LOOP 820 SOUTH	FT WORTH	TX	76108-2919
R000030254	1444 W WASHINGTON	ST BRENDANS CATHOLIC CHURCH	1444 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000033487	1500 W WASHINGTON	WEST END CEMETERY	298 W WASHINGTON	STEPHENVILLE	TX	76401-0000

File: F:\2025-210 Manzof Architecture\2025-210-01 St. Brendan (Stephanie)\Civil\Plan Sheets\SITE PLAN.dwg | Date Plotted: 8/11/2025 12:20 PM | Plotted By: Jakob



**LEGEND**

	PROPERTY LINE
	EASEMENT / SETBACK LINE
	FIRE LANE STRIPING
	ASPHALT PAVEMENT
	ACCESSIBLE PARKING SPACE
	BARRIER FREE RAMP

**NOTES**

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
- ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

PARKING SPACES PROVIDED = 108

**SITE DATA TABLE**

ITEM	PROVIDED
SITE AREA	~ 2.32 AC
MAXIMUM DENSITY	N/A
NEW BUILDING FRONT SETBACK	20'
NEW BUILDING SIDE SETBACK	20'
PARKING	108 SPACES
BUILDING SQFT	12,600 (1ST FLOOR)



Know what's below.  
Call before you dig.  
(@ least 48 hours prior to digging)

**FLANAGAN**  
 Fort Worth, Texas | P: 817.704.0480 | flanagan-is.com | TBPE Firm No. 22910  
 Contact: Reese Flanagan, P.E.

**ST BRENDAN CHURCH**  
 1444 W WASHINGTON ST  
 STEPHENVILLE, TX

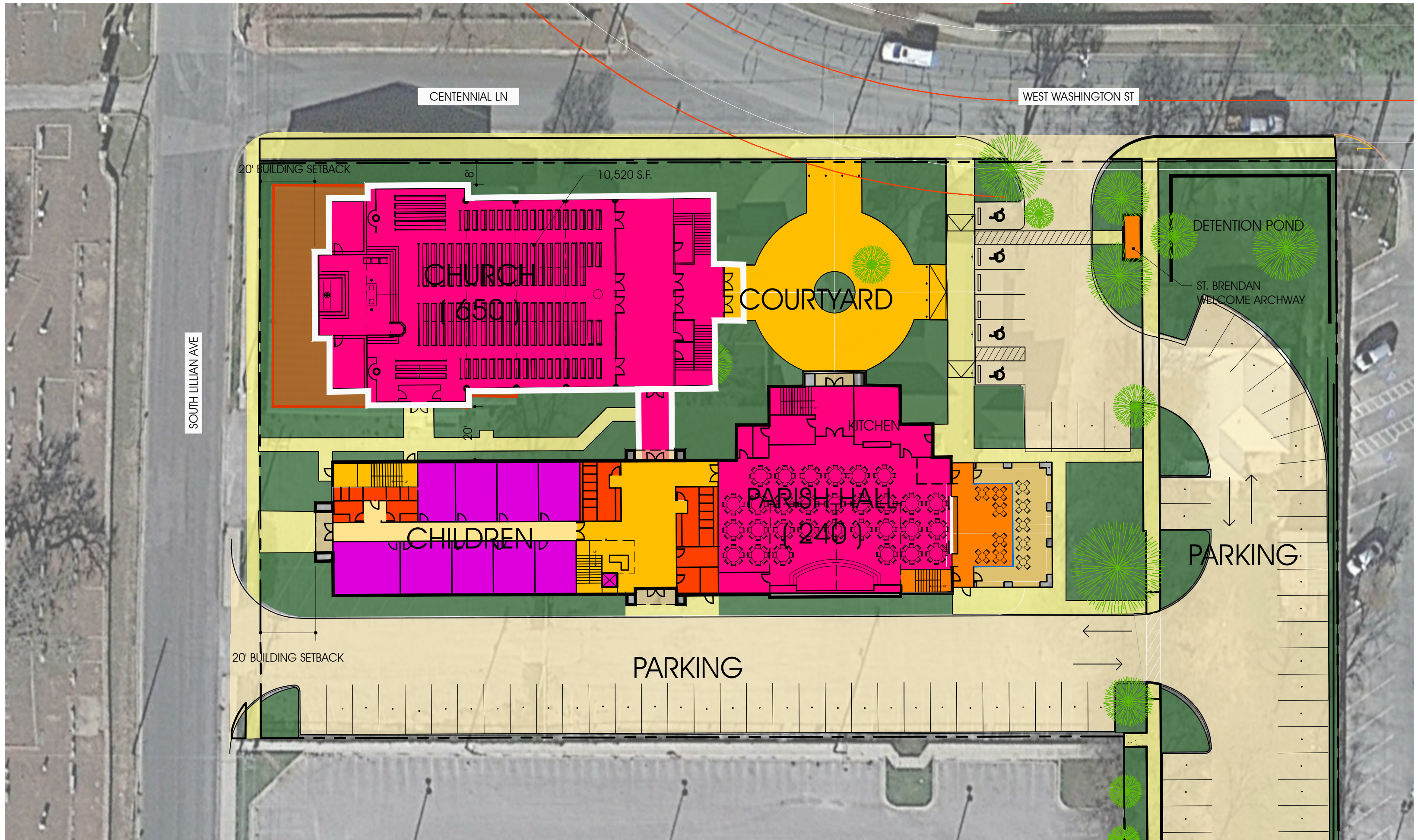
**SITE PLAN LAYOUT**

No.	Date	Revision Description

**PRELIMINARY**

SHEET NUMBER  
**C-2.1**

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

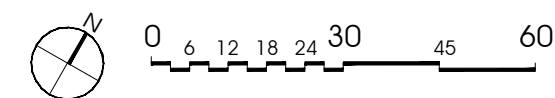


SITE CONCEPT - B - PHASE 2

PHASE 2:	
CHURCH 1ST LEVEL:	10,520 S.F.
CHURCH 2ND LEVEL:	3,850 S.F.
CHURCH TOTAL:	14,370 S.F.

# ST BRENDAN CATHOLIC CHURCH

STEPHENVILLE, TEXAS



martsolf architecture  
JULY 31, 2025

