



Board of Adjustment
Regular Meeting

Thursday, March 12, 2026, 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 October 2, 2025, October 9, 2025 and January 8, 2026

REGULAR AGENDA

2. **Application No.: V 9557**

Lee Bristow, representing Summer Moon Equity, LP, is requesting a variance from Section 154.13.G(1) relating to a landscaping buffer, for property located at 957 W Frey St., Parcel R32202, being BLOCK 1; Lot 2B; of the S4400 KIGHT SECOND ADDITION of the City of Stephenville, Erath County, Texas.

3. **Public Hearing**
Application No.: V 9557

4. **Application No.: V 9557**

Consider approval of a variance from Section 154.13.G(1) relating to a landscaping buffer, for property located at 957 W Frey St., Parcel R32202, being BLOCK 1; Lot 2B; of the S4400 KIGHT SECOND ADDITION of the City of Stephenville, Erath County, Texas.

5. **Application No.: V 9494**

Applicant Justin Scrivner, representing Circle M Real Estate LLC, is requesting a variance from Section 154.05.8.D relating to minimum lot width, for property located at 3181 Bob White Rd., Parcel R39982, being BLOCK 1; Lots 10&11; of the S5530 QUAIL RUN SUBDIVISION of the City of Stephenville, Erath County, Texas.

6. **Public Hearing**
Application No.: V 9494

7. Application No.: V 9494

Consider approval of a variance from Section 154.05.8.D relating to minimum lot width, for property located at 3181 Bob White Rd., Parcel R39982, being BLOCK 1; Lots 10&11; of the S5530 QUAIL RUN SUBDIVISION 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
OCTOBER 2, 2025

CALL TO ORDER

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, October 2, 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 4:00pm

CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

APPROVAL OF MINUTES

1. Consider Approval of Minutes from September 11, 2025

MOTION by JJ Conway, second by Robert Nimmo, to approve the Minutes from September 11, 2025. MOTION CARRIED by unanimous vote

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.

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

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 recommend if approved, the Board grant conditional approval, with the condition that the carport does not extend into the City ROW. By GIS mapping, the home is roughly 15' from the property line without the addition of the carport

3. **Public Hearing**

Application No.: V 8893

Chairman Quazi opened the public hearing at 4:09pm.

Applicant Walter Latham 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 Gene and Karen Pearcey

Letter of support was received from Nicole Petet, Realtor

Chairman Quazi closed the public hearing at 4:09pm.

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.

MOTION by JJ Conway, second by Mary Beach McGuire to approve a variance for the construction of a carport, as presented. MOTION CARRIED unanimously.

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.

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

Mr. 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. A total of 3 variances has been requested, reducing the setbacks from 25' to 15". Each request must be acted on separately.

6. **Public Hearing**

Application No. V 8826

Chairman Quazi opened the public hearing at 4:22pm.

Applicant Danny Phillips was present to give an overview of his project and to answer questions.

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

Chairman Quazi closed the public hearing at 4:24pm.

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.

MOTION by Mary Beach McGuire, second by Robert Nimmo to approve the Variance of the Minimum Depth of the Front Setback: 15feet. MOTION CARRIED unanimously.

MOTION by Mary Beach McGuire, second by Robert Nimmo to approve the Variance of the Minimum Depth of the Rear Setback: 15feet. MOTION CARRIED unanimously.

MOTION by JJ Conway, second by Mary Beach McGuire to approve the Variance of the

Minimum Depth of the Side Setback: 15feet. MOTION CARRIED unanimously

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

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

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 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.

9. **Public Hearing**

Application No.: V 9004

Chairman Quazi opened the public hearing at 4:14pm.

Applicant Nancy Barnhart was present to give an overview of the project and to answer questions.

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

Chairman Quazi closed the public hearing at 4:14pm.

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.

MOTION by Mary Beach McGuire, second by Robert Nimmo to approve the variance for the construction of a carport, not extending past the property line. MOTION CARRIED unanimously.

ADJOURN

Chairman Quazi adjourned the Board of Adjustment meeting at 4:25pm.

APPROVED:

Moumin Quazi, Chair

ATTEST:

Jan Strahan, Board Secretary



BOARD OF ADJUSTMENT

MEETING MINUTES
REGULAR MEETING
OCTOBER 9, 2025

CALL TO ORDER

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, October 9, 2025, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Board of Adjustment Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

Board Members Present:

Dr. Moumin Quazi
Robert Nimmo
JJ Conway
Gabriel Wood - Alternate 1

Board Members Absent:

Mary Beach McGuire
Tina Virgin

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.

APPROVAL OF MINUTES

1. **Meeting minutes will be available at the November 13, 2025 hearing.**

No meeting minutes available to approve at this time.

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, Parcels R30253 and R30254, being Blk 134, Lots 2A and 2B & 4 of the S2600 City Addition to the City of Stephenville, Erath, County, Texas.

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

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 for an 8' setback from the property line along Centennial.

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.

3. **Public Hearing**
Application No.: V 9191

Chairman Quazi opened the public hearing at 4:08pm.

The representative for the Bishop of the Catholic Diocese of Fort Worth, Scott Martsolf, 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.

Chairman Quazi closed the public hearing at 4:08pm.

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, Parcels R30253 and R30254, being Blk 134, Lots 2A and 2B & 4 of the S2600 City Addition to the City of Stephenville, Erath, County, Texas.

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

ADJOURN

Chairman Quazi adjourned the Board of Adjustment meeting at 4:08pm.

APPROVED:

Moumin Quazi, Chair

ATTEST:

Jan Strahan, Board Secretary



BOARD OF ADJUSTMENT

MEETING MINUTES
REGULAR MEETING
JANUARY 8, 2026

CALL TO ORDER

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, January 8, 2026, in the City Hall Council Chambers, 298 West Washington Street, for the purpose of a Board of Adjustment Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

Board Members Present:

Dr. Moumin Quazi
Mary Beach McGuire
Gabriel Wood
Walter Latham

Board Members Absent:

Tina Virgin
JJ Conway

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

OATH OF OFFICE

1. **Administer Oaths to New Members**

Oath of Office administered by Notary Public, Jan Strahan, to Dr. Moumin Quazi, Gabriel Wood and Walter Latham

ELECTION OF OFFICERS

2. **Consider the election of Chair**

Nomination for Chair. MOTION by Mary Beach McGuire, second by Walter Latham to nominate Dr. Moumin Quazi for Chair. MOTION CARRIED by unanimous vote.

APPROVAL OF MINUTES

3. **Consider approval of Minutes from October 2, 2025 and October 9,2025**

Tabled approval of Meeting Minutes due to no quorum

REGULAR AGENDA

4. **Application No.: V 9416**

Applicant Robert Gallardo, representing Michael James Babkowski, is requesting a variance from Section 154.05.6.D(A)(4) relating to setback requirements, for property located at 1055 W Pecan, Parcel R32229, being Block 3, Lot:7A & 8A of the S4400 KIGHT SECOND ADDITION of the City of Stephenville, Erath County, Texas.

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

Mr. Babkowski is requesting a variance for the construction of a porch that will extend 16' from the face of the home. Based on the City's Mapping tool, the edge of roof for the existing home is approximately 12' from the property line. Therefore, the proposed structure would encroach the city Right-of-Way, perhaps protruding into the ROW by approximately four feet.

The subject property is currently zoned R-3. The following setback regulations apply :

- (A) Single family dwelling.
 - (1) Minimum lot area: 5,000 ft .
 - (2) Minimum lot width and lot frontage: 50 feet.
 - (3) Minimum lot depth: 100 feet.
 - (4) Minimum depth of front setback: 25 feet.
 - (5) Minimum depth of rear setback: 25 feet.
 - (6) Minimum width of side setback:
 - (a) Internal lot: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.

5. **Public Hearing**
Application No.: V 9416

Chairman Quazi opened the public hearing at 4:22pm.

Michael J Babkowski, 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.

Chairman Quazi closed the public hearing at 4:23pm.

6. **Application No.: V 9416**

Consider approval of a variance from Section 154.05.6.D(A)(4) relating to setback requirements, for property located at 1055 W Pecan, Parcel R32229, being Block 3, Lot:7A & 8A of the S4400 KIGHT SECOND ADDITION of the City of Stephenville, Erath County, Texas.

MOYION by Mary Beach McGuire, second by Gabriel Wood to approve Application No.: V 9416 allowing up to a 0' setback. MOTION CARRIED by unanimous vote.

7. **Application No.: V 9415**

Applicant Roderick D. Turner is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 1070 Park St., Parcel R30013, being BLOCK 94; LOT 22 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, gave the following report:
Mr. Turner is requesting a variance for the construction of a 21x21x9 carport on the driveway at the front of the house. Based on the City's Mapping tool, the edge of roof for the existing home is approximately 21' from the property line. Therefore, the proposed structure would require a variance allowing up to a 0' setback requirement. Based on aerial mapping, no other carports within a 500' radius on Park street encroach the property line to that extent.

8. **Public Hearing**
Application No.: V 9415

Chairman Quazi opened the public hearing at 4:31pm.

Mr. Turner, 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.

Chairman Quazi closed the public hearing at 4:32pm.

9. **Application No.: V 9415**

Consider approval of a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 1070 Park St., Parcel R30013, being BLOCK 94; LOT 22 of the S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas.

MOTION by Mary Beach McGuire, second by Gabriel Wood to approve Application No.: V9415 allowing up to a 0' setback requirement. MOTION CARRIED with a unanimous vote

ADJOURN

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

Moumin Quazi, Chair

ATTEST:

Jan Strahan, Board Secretary

Board of Adjustment STAFF REPORT



SUBJECT: Case No.: V2026-9557

Lee Bristow, representing Summer Moon Equity, LP, is requesting a variance from Section 154.13.G(1) relating to the landscape buffer requirement for property located at 957 Frey, Parcel R32202, being BLK 1, Lot 2B, of the S5530 S4400 KIGHT SECOND ADDITION to the City of Stephenville, Erath County.

MEETING: Board of Adjustment – March 12, 2026

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Bristow is requesting a 15' reduction to the 20' Landscape buffer requirement as reflected in the attached site layout. The reduction is to allow adequate parking for the development.

13.G Additional Requirements Adjacent to Residential. The following standards shall apply to all multifamily and nonresidential developments. These standards may be met by saving existing trees on the site of six inches caliper or more, measured 12 inches above grade, or by planting new trees from the approved tree list contained in this section. Minimum requirements for development located within the multifamily, business and industrial districts shall be as follows:

- (1) A landscape buffer of 20 feet will be required along any property line abutting a RE, R-HA, R-1, R-1.5, R-2, R-3, and B-3 residential district.
- (2) Not less than 15% of the gross site area shall be devoted to open space, including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways, and internal streets.
- (3) Landscaping consisting of the planting of new or retention of existing shrubs, trees, and flowering plants shall be placed in the yard facing any public roadways.
- (4) The method of irrigation must be indicated on site plan.

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 a

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:

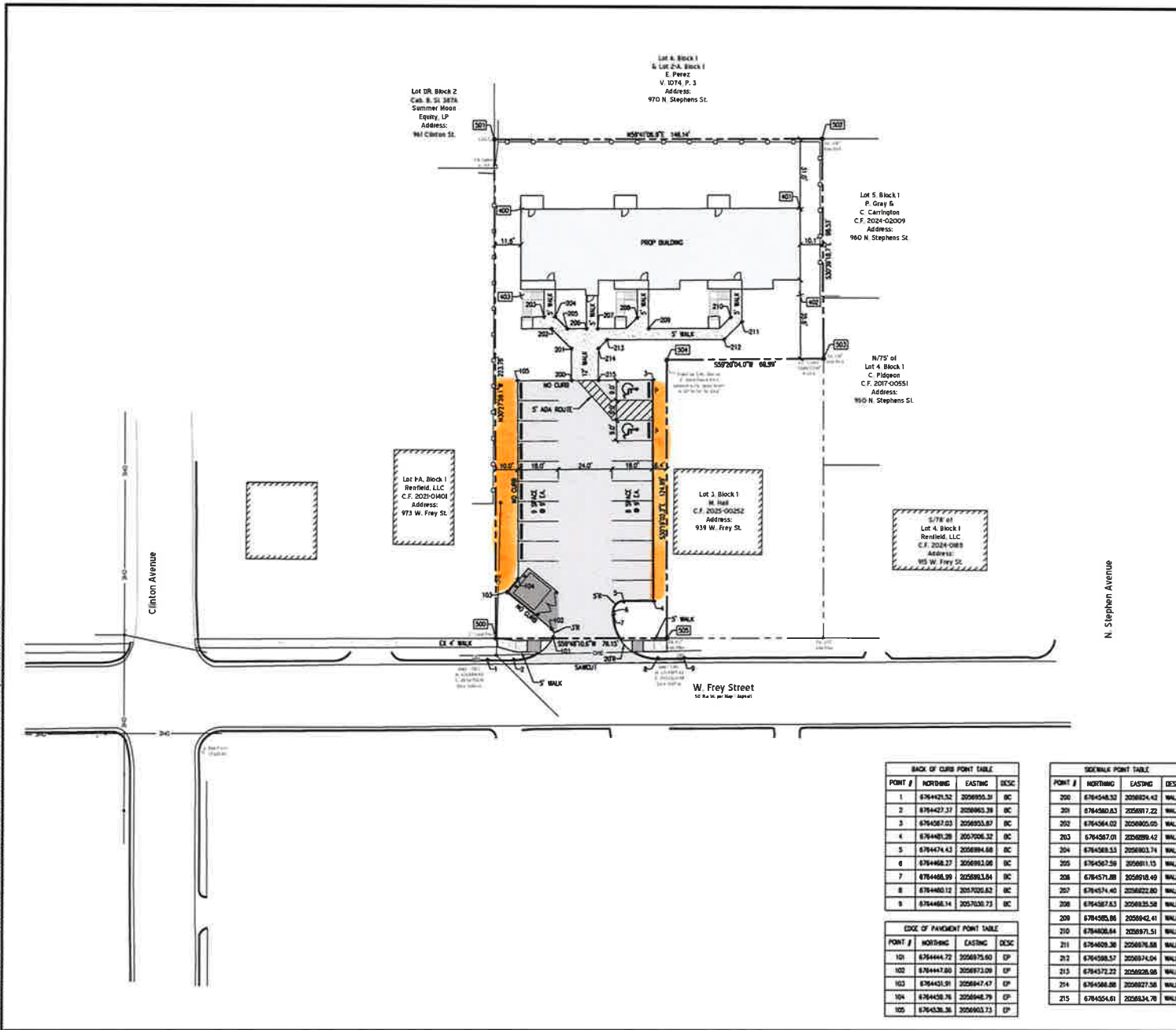
1. A site plan, drawn to scale, showing the location and dimension of the lot and of all existing and proposed improvements:
 - a. When an appeal is based upon hardship resulting from sharp changes in topography or unusual terrain features, the site plan shall include topographic information related 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

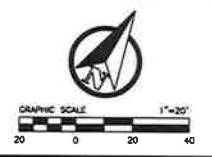
ALTERNATIVES:

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



LEGEND	
⊕-01	PAVEMENT POINT
⊕-300	FIRELANE POINT
⊕-400	BUILDING ENVELOPE POINT
⊕-500	PROPERTY CORNER POINT

- NOTES**
- 1 ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE
 - 2 UNLESS NOTED OTHERWISE, ALL FACE OF CURB RADII ARE 3.0 FT.
 - 3 REFER TO STRUCTURAL PLANS FOR BUILDING GRID LINE LAYOUT.
 - 4 REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS & ANY PORCH AREAS/RAILING DETAILS.
 - 5 REFER TO MEP PLANS FOR THE SITE LIGHTING LAYOUT & DETAILS.
 - 6 ALL PARKING SPACES SHALL BE 9' X 18' (TYPICAL)
 - 7 COORDINATE VALUES SHOWN HEREON ARE US S-Y-T 7xCS, 83 N-CZ



104 S WALNUT ST
WEATHERFORD, TX 76086
(817) 319-9931
TEXAS REG. FIRM # 17586

REVISIONS		
NO	DESCRIPTION	DATE

PRELIMINARY FOR REVIEW ONLY
NOT FOR CONSTRUCTION
OR POINT TO BE SHOWN
PLANS PREPARED BY
JOSHUA BOWEN, P.E., TEXAS
LICENSED SURVEYOR # 11975
(DATE: 02/09/25)

HORIZONTAL & VERTICAL CONTROL	
BM #1 C&G # 8764485.83 E 200709.48 ELEV = 1308.16'	
BM #2 C&G # 8764418.40 E 200809.01 ELEV = 1310.86'	

BACK OF CURB POINT TABLE			
POINT #	NORTHING	EASTING	DESC.
1	8764421.32	2058905.29	BC
2	8764427.37	2058903.28	BC
3	8764457.03	2058903.87	BC
4	8764481.28	2057026.32	BC
5	8764474.43	2058894.68	BC
6	8764468.27	2058903.06	BC
7	8764468.99	2058903.04	BC
8	8764480.12	2057026.62	BC
9	8764468.14	2057026.73	BC

SIDEWALK POINT TABLE			
POINT #	NORTHING	EASTING	DESC.
200	8764424.32	2058824.42	WALK
201	8764580.83	2058917.22	WALK
202	8764566.02	2058905.05	WALK
203	8764587.01	2058895.42	WALK
204	8764588.53	2058903.74	WALK
205	8764587.58	2058911.15	WALK
206	8764571.08	2058910.49	WALK
207	8764574.40	2058922.80	WALK
208	8764587.63	2058925.58	WALK
209	8764585.06	2058942.41	WALK
210	8764608.84	2058971.51	WALK
211	8764609.38	2058976.88	WALK
212	8764598.57	2058974.04	WALK
213	8764572.22	2058928.06	WALK
214	8764588.06	2058927.58	WALK
215	8764554.61	2058934.78	WALK

PROPERTY CORNER POINT TABLE			
POINT #	NORTHING	EASTING	DESC.
300	8764431.06	2058953.77	PC
301	8764624.46	2058946.31	PC
302	8764606.23	2058906.48	PC
303	8764613.47	2057016.70	PC
304	8764577.77	2058928.50	PC
305	8764488.88	2057019.58	PC

EDGE OF PAVEMENT POINT TABLE			
POINT #	NORTHING	EASTING	DESC.
101	8764444.72	2058975.60	EP
102	8764447.80	2058973.09	EP
103	8764431.01	2058947.47	EP
104	8764438.76	2058948.79	EP
105	8764338.36	2058903.73	EP

BUILDING ENVELOPE POINT TABLE			
POINT #	NORTHING	EASTING	DESC.
400	8764603.64	2058968.08	BE
401	8764606.53	2058973.83	BE
402	8764633.04	2058953.21	BE
403	8764570.15	2058958.06	BE

C&G # 204 J&B # 202 DATE: 02/09/25

957 WEST FREY STREET
CITY OF STEPHENVILLE, TEXAS
ERATH COUNTY

DIMENSIONAL CONTROL PLAN

SHEET NO
C6.0

Board of Adjustment STAFF REPORT



SUBJECT: Case No.: V2026-9494

Justin Scrivner is requesting a variance from Section 154.05.08 "Minimum Lot Width" for property located at 3181 Bob White, Parcel R39982, being BLK 1, Lot 10 & 11, of the S5530 QUAIL RUN ADDITION to the City of Stephenville, Erath County.

MEETING: Board of Adjustment – March 12, 2026

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Scrivner is requesting a requesting a 3-foot variance relating to the 50' lot width requirement of the R-2.5 zoning district. Mr. Scrivner intends to build single-family residential structures. The survey shows each lot as having 47.9' of frontage along Bob White.

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

- A. Single family dwelling.
 - 1. Minimum lot area: 3,000 ft².
 - 2. Minimum lot width and lot frontage: 50 feet.
 - 3. Minimum lot depth: 60 feet.
 - 4. Minimum depth of front setback: 15 feet.
 - 5. Minimum depth of rear setback: 15 feet.
 - 6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.

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 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

Board of Adjustment STAFF REPORT



SUBJECT: Case No.: V2026-9494

Justin Scrivner is requesting a variance from Section 154.05.08 "Minimum Lot Width" for property located at 3181 Bob White, Parcel R39982, being BLK 1, Lot 10 & 11, of the S5530 QUAIL RUN ADDITION to the City of Stephenville, Erath County.

MEETING: Board of Adjustment – March 12, 2026

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Scrivner is requesting a requesting a 3-foot variance relating to the 50' lot width requirement of the R-2.5 zoning district. Mr. Scrivner intends to build single-family residential structures. The survey shows each lot as having 47.9' of frontage along Bob White.

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

- A. Single family dwelling.
 - 1. Minimum lot area: 3,000 ft².
 - 2. Minimum lot width and lot frontage: 50 feet.
 - 3. Minimum lot depth: 60 feet.
 - 4. Minimum depth of front setback: 15 feet.
 - 5. Minimum depth of rear setback: 15 feet.
 - 6. Minimum width of side setback:
 - a. Internal lot: five feet.
 - b. Corner lot: 15 feet from intersecting side street.

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.

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1. A site plan, drawn to scale, showing the location and dimension of the lot and of all existing and proposed improvements:
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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:

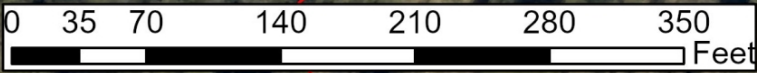
1. Approve the Variance Request
2. Deny the Variance Request

Parcel R39982 200 Ft Buffer



Legend

- Parcels
- Addresses
- Roads
- 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.

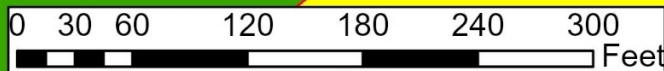
Parcel R39982

Current Zoning - R1 - Single Family



Legend

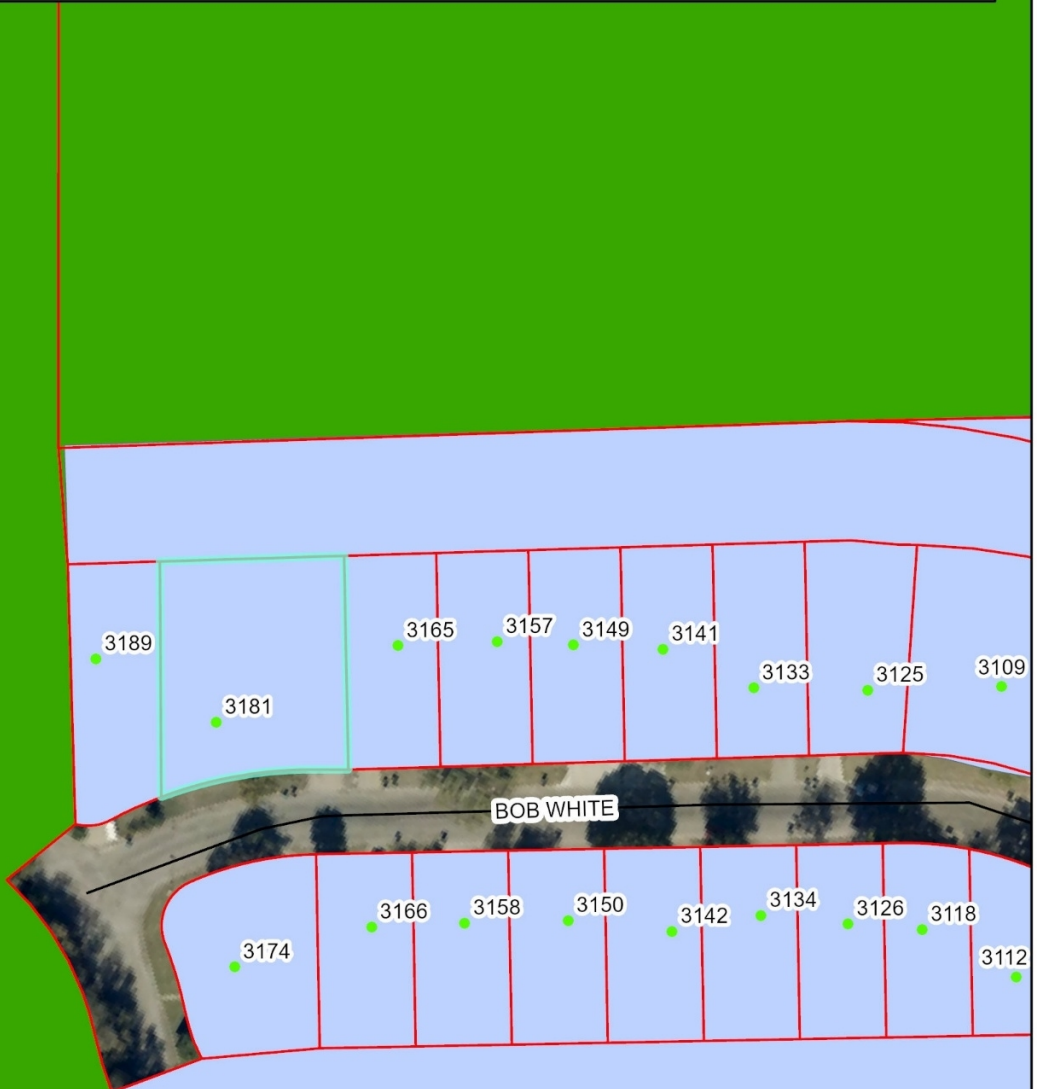
- Parcels
- ZONING**
- Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000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



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.

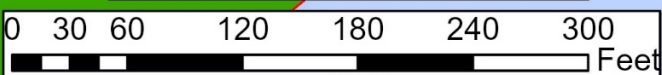
Parcel R39982

Future and Use 2023- Manufactured Homes



Legend

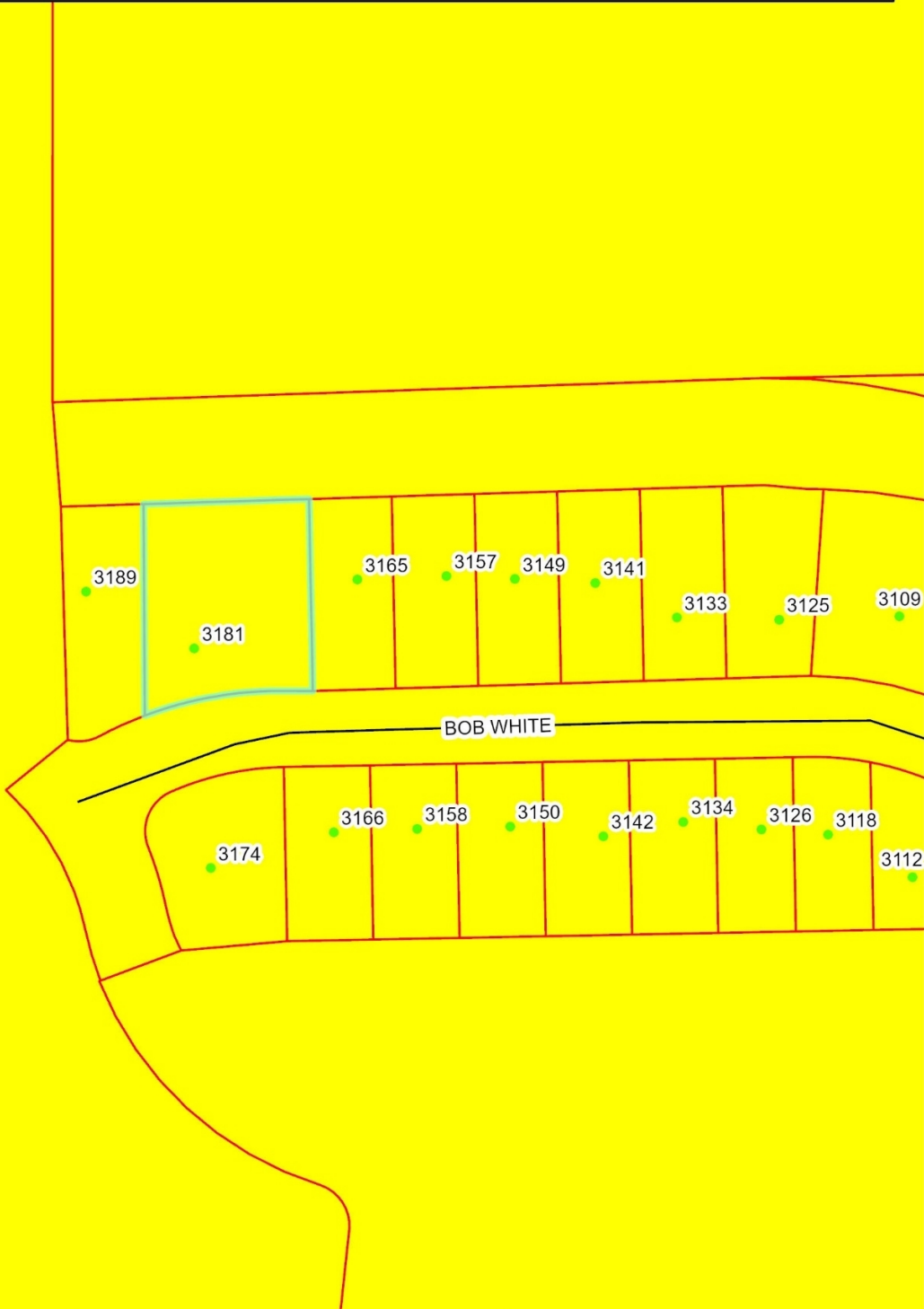
- Future Land Use 2023
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- Parcels
- Addresses
- Roads



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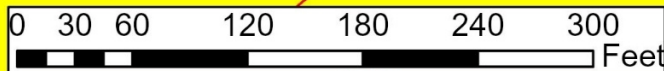
Parcel R39982

Future and Use 2050- Complete Neighborhood



Legend

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



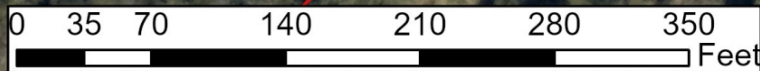
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R39982 Water & Sewer Utilities



Legend

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



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 R39982

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000077987	3040 W WASHINGTON	ALPS-STEPHENVILLE LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000039992	3174 BOB WHITE RD	BARHAM JACI	1539 HILL VALLEY	STEPHENVILLE	TX	76401
R000039982	3181 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039989	3150 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039990	3158 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039988	3142 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039987	3134 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000077947	3149 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039977	3141 BOB WHITE RD	CIRCLE M REAL ESTATE LLC	PO BOX 441	GORDON	TX	76453
R000039983	3189 BOB WHITE RD	DURAN JOSE JORGE	3189 BOB WHITE	STEPHENVILLE	TX	76401
R000057809	0 BOB WHITE RD	MILLS JAY	PO BOX 1669	STEPHENVILLE	TX	76401-0000
R000023754	0 BOB WHITE RD	REF INVESTMENTS LLC	681 PEACH ORCHARD RD	STEPHENVILLE	TX	76401
R000039976	3133 BOB WHITE RD	RIOJAS RAFAEL & ROSA	3133 BOB WHITE	STEPHENVILLE	TX	76401-0000
R000039980	3165 BOB WHITE RD	RIOS JAVIER R, SEBASTAIN CORDOVA & ABELINA LICEA	5524 COLORADO BREEZE WAY	NORTH LAS VEGAS	NV	89031
R000039979	3157 BOB WHITE RD	RIOS JAVIER RUIZ	5524 COLORADO BREEZE WAY	NORTH LAS VEGAS	NV	89031
R000039991	3166 BOB WHITE RD	VEH SERIES, LLC	PO BOX 1144	ROCKWALL	TX	75087
R000044948	3050 W WASHINGTON	WAYLAND JOHN R ET AL	560 CR383	STEPHENVILLE	TX	76401-8796

Attachment. Variance

Circle M Real Estate would like to request a variance on the minimum lot width. Currently lots 10 and 11 are 47'9". This change would allow us the ability to build two 1300Sf residences. We were able to complete this same request two years ago on the same block. Circle M Real Estate owns most of the homes within the Bob White subdivision. Our goal is to continue removing mobile homes and replace them with stick built residential structures. Thank You.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	221.44'	33.08'	8°33'36"	S 54°50'45" W	33.05'
C2	221.44'	49.80'	12°53'08"	S 44°07'24" W	49.89'
L1	S 59°07'33" W	15.04'			



**QUAIL RUN SUBDIVISION
BLOCK 1**

ADDRESS: 3181 BOB WHITE ROAD
STEPHENVILLE, TX 76401

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, MARS3
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP
(PRICE SURVEYING) UNLESS OTHERWISE NOTED

NOTE: THIS PROPERTY IS LOCATED WITHIN
ZONE "X" (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN) ACCORDING TO FIRM PANEL
48143C0430D, EFFECTIVE NOVEMBER 16, 2011



PLAT OF SURVEY

OF ALL OF LOT 10 & LOT 11 IN BLOCK 1 OF QUAIL RUN SUBDIVISION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 115A OF THE PLAT RECORDS OF ERATH COUNTY, TEXAS

SURVEYED ON THE GROUND, DECEMBER 22, 2025

Matthew K Price
MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, L.P., FIRM # 10194051, 1100 E WASHINGTON, STEPHENVILLE, TX 76401
254-955-5489
JN251287
22009.crd

Steve Killen

From: Steve Killen
Sent: Thursday, February 19, 2026 10:44 AM
To: Justin Scrivner
Cc: Jan Strahan; Steve Killen
Subject: RE: "[EXTERNAL]" 3181 Bobwhite

Received.

I will present this to the Board - ultimately, the decision will be with the Chair.

Thank you,
Steve

Steve Killen
Director of Development Services
T: (254) 918-1222 | M: (214) 677-8352
E: skillen@stephenvilletx.gov W: www.stephenvilletx.gov

This email contains the thoughts and opinions of Steve Killen and does not represent official city policy.

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-----Original Message-----

From: Justin Scrivner <justinscrivner@yahoo.com>
Sent: Wednesday, February 18, 2026 5:18 PM
To: Steve Killen <SKillen@stephenvilletx.gov>
Subject: "[EXTERNAL]" 3181 Bobwhite

Steve, I would like to authorize you to act on Circle M Real Estate's behalf at the Board of Adjustment meeting on 3-12-26. Thank you so much for helping us through this process!!

Sent from my iPhone

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.