



Board of Adjustment
Regular Meeting

Thursday, May 14, 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 April 30, 2026

REGULAR AGENDA

2. **Application No. V 9733**

Applicant Taylor Kanute, representing Keewaydin Developments, LLC., is requesting a variance to side setback requirements for property located at 601 Galt Dr., Parcel R78573, being Block B; Lot 26; of the S6215 Tarleton Crossing Addition of the City of Stephenville, Erath County, Texas.

3. **Public Hearing**
Application No.: V9733

4. **Application No. V 9733**

Consider approval of a variance to side setback requirements for property located at 601 Galt Dr., Parcel R78573, being Block B; Lot 26; of the S6215 Tarleton Crossing Addition to the City of Stephenville, Erath County, Texas.

5. **Application No.: V 9720**

Applicant John Herron is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 1780 N Graham, Parcel R30493, being Block 146; Lot 52; of the S2600 City Addition of the City of Stephenville, Erath County, Texas.

6. **Public Hearing**
Applicaton No: V9720

7. **Application No.: V 9720**

Consider approval of a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 1780 N Graham, Parcel R30493, being Block 146; Lot 52; of the S2600 City Addition of the City of Stephenville, Erath County, Texas.

8. **Application No.: V9736**

Applicants Dustin & Lindsey Hughes are requesting a variance from Section 154.05.1.D(9)(a), maximum accessory buildings coverage, for property located at 2798 Thornhill, Parcel R51838, being Block II; Lots 1D & 1E; of the S7220 Peacock Estates II of the City of Stephenville, Erath County, Texas.

9. **Public Hearing**

Application No.: V9736

10. **Application No.: V9736**

Consider approval of a variance from Section 154.05.1.D(9)(a), maximum accessory buildings coverage, for property located at 2798 Thornhill, Parcel R51838, being Block II; Lots 1D & 1E; of the S7220 Peacock Estates II of the City of Stephenville, Erath County, Texas.

ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.



SPECIALLY CALLED BOARD OF ADJUSTMENT

MEETING MINUTES

APRIL 30, 2026

CALL TO ORDER

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, April 30, 2026, 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, Chairman

Gabriel Wood

Walter Latham

Tina Virgin

JJ Conway, Vice Chair

Board Members Absent:

Mary Beach McGuire

Others Attending:

Steve Killen, Director of Development Services

Jan Strahan, Board Secretary

Chairman, Dr. Quazi called the meeting to order at 4:00 p.m.

CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

APPROVAL OF MINUTES

1. Consider approval of minutes from April 9, 2026

MOTION by JJ Conway, second by Gabriel Wood, to approve the Minutes from April 9, 2026. MOTION CARRIED by unanimous vote.

REGULAR AGENDA

2. Application No.: V 9657

Applicant Elizabeth Johnson is requesting a variance from Section 154.21.3.C — Variance for the Construction of a Carport, for property located at 1210 N Ollie Ave., Parcel R33425, being BLOCK 2; LOT 9 of the S6000 SLOAN FIRST of the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, gave the following report: Ms. Johnson is requesting a zero-foot setback to build an 18x20 foot carport on the side of her home adjacent to Park Street. Based on the City's Mapping tool, the edge of roof for the existing home is approximately 20 feet from the property line. Therefore, the proposed structure would require a variance allowing up to a zero-foot setback requirement. It appears that Park St. is a local street requiring a 50 foot Right-of-Way (ROW), and no additional ROW dedication is required. Based on aerial mapping, other properties in the area do not meet the setback requirement.

3. Public Hearing
Application No.: V 9657

Chairman, Dr. Quazi opened the public hearing at 4:05 p.m.

Applicant Elizabeth Johnson was present to give an overview of her request and to answer questions.

No one came forward to speak against the variance request.

Chairman, Dr. Quazi closed the public hearing at 4:05 p.m.

4. Application No.: V 9657

Consider approval of a variance from Section 154.21.3.C — Variance for the Construction of a Carport, for property located at 1210 N Ollie Ave., Parcel R33425, being BLOCK 2; LOT 9 of the S6000 SLOAN FIRST of the City of Stephenville, Erath County, Texas.

MOTION by JJ Conway, second by Tina Virgin to approve Application No.: V 9657 as presented. MOTION CARRIED by unanimous vote.

ADJOURN

Chairman, Dr. Quazi adjourned the Specially Called Board of Adjustment meeting at 4:06 p.m.

APPROVED:

Dr. Moumin Quazi, Chairman

ATTEST:

Steve Killen, Board Secretary

Board of Adjustment STAFF REPORT



SUBJECT: Application No.: V 9733

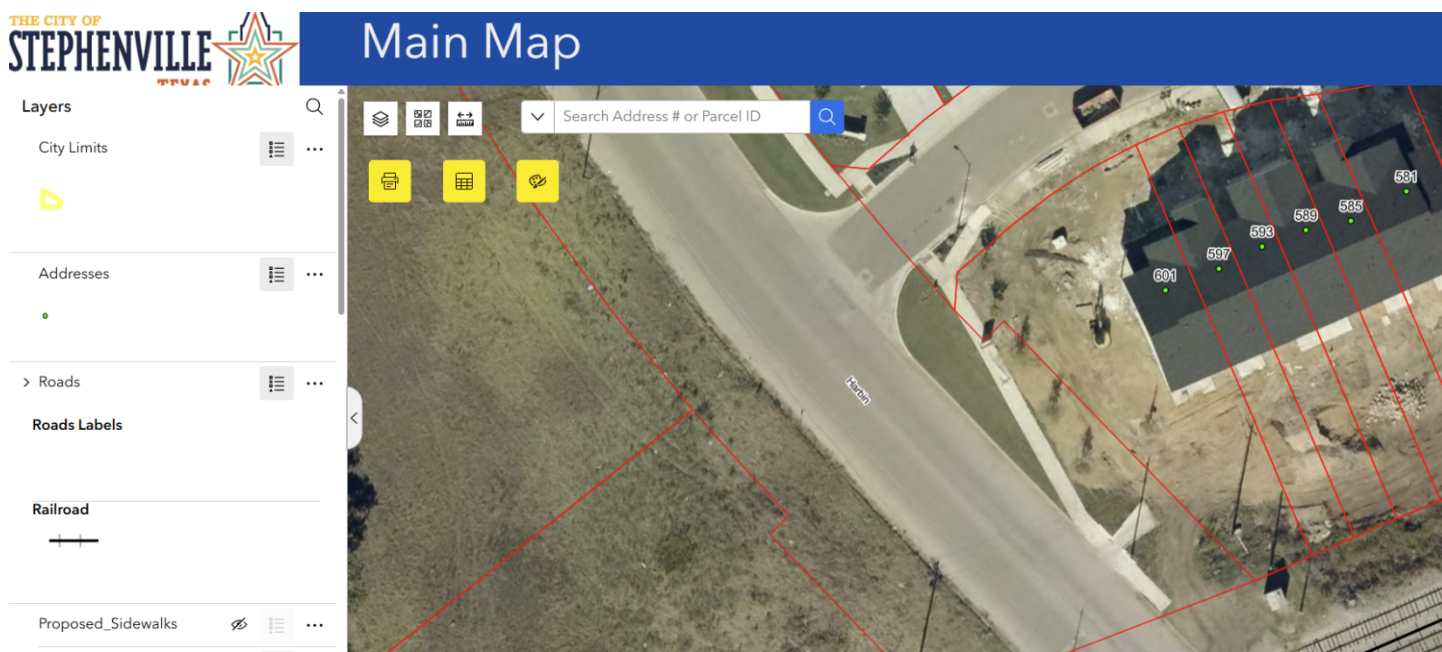
Applicant Taylor Kanute, representing Keewaydin Developments, LLC., is requesting a variance from Section 154.05.3.D relating to setback requirements for property located at 601 Galt Drive, Parcel R78573, being BLOCK B; LOT 26 of the S6216 Tarleton Crossing Addition of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment – May 14, 2026
Development Services

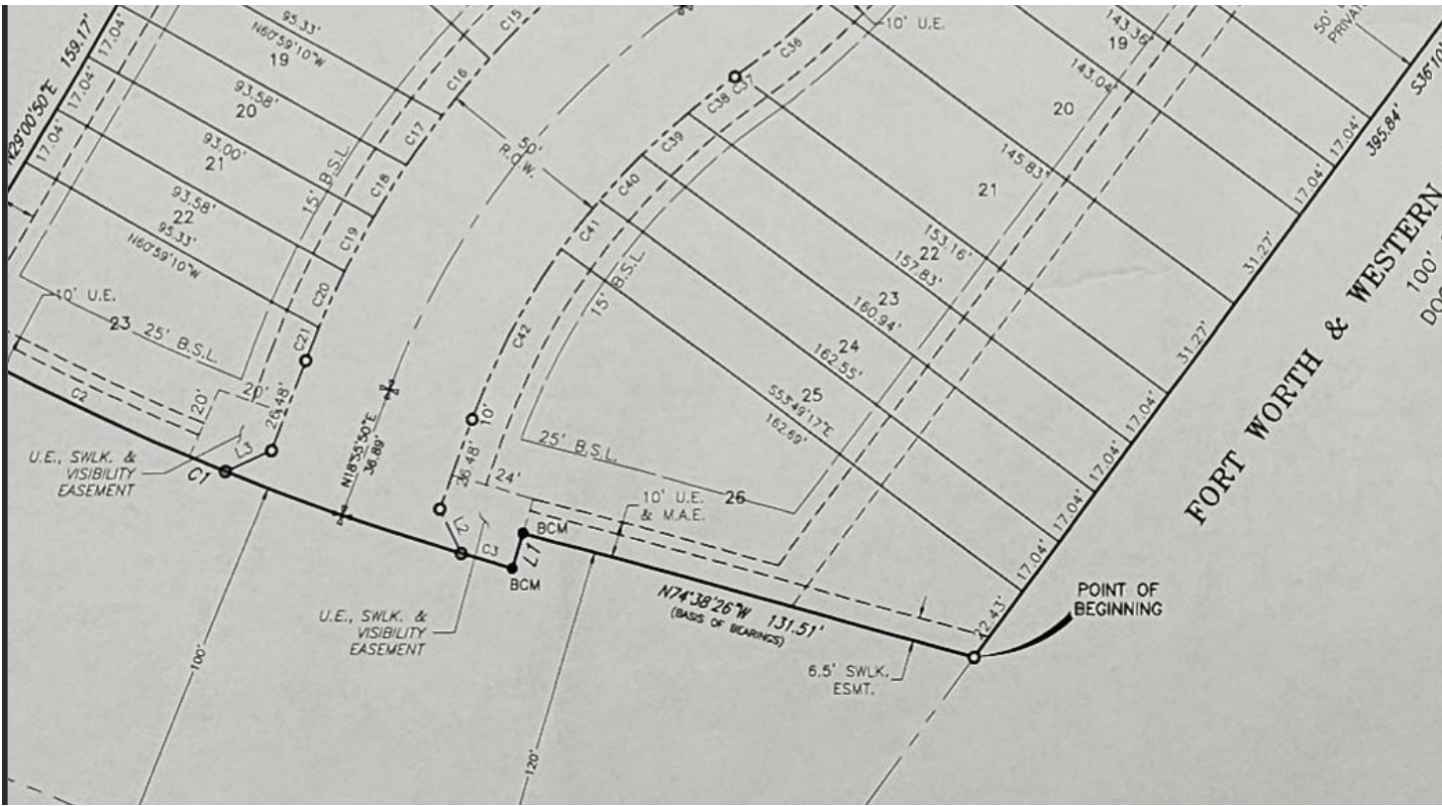
STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Kanute is requesting the variance as the newly constructed townhome at the southwestern end of the development encroaches the setback at the back corner of the structure (the structure extends beyond the building line by 1.5 feet).



The subject property is currently zoned Planned Development. The PD plat confirms the corner setback for this parcel to be 25'.



ALTERNATIVES:

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

Paradis

GEOSPATIAL
SURVEYING AND MAPPING

Certificate of Survey:

601 Galt Dr, Stephenville, TX 76401



Sheet 1 of 3

GF No.: FT44138-9001382600209-JB
 Order No.: 9001382600209
 Title Company: Fidelity National Title Insurance Company
 Buyer: The Kerry D. and Laresa K. Maroney Revocable Living Trust

This survey is hereby accepted and approved.

Purchaser

Purchaser

Date

FOUND IR 1/2"

WATER METER
 UNDERGROUND CABLE
 ICV

CB = N 26°33'34" E
 R = 200.00'
 L = 53.26'

GALT DRIVE

SANITARY SEWER

FOUND IR 1/2"

N 18°55'50" E
 26.46'

N 27°11'24" W
 13.86'

XCUT FOUND

XCUT FOUND

N 74°15'08" W
 15.19'

LOT 26 BLOCK B
 8,333.791 sq ft or 0.191 ac

POSSIBLE 1.57 ENCROACHMENT
 INTO BUILDING LINE

10" U.E. & M.A.E.
 5.5' SIDEWALK EASEMENT

S 15°35'36" W
 10.19'

XCUT FOUND

N 74°38'26" W
 131.51'

10" U.E. & M.A.E.

5.5' SIDEWALK EASEMENT

28.43'

131.51'

PRIMARY RESIDENCE

S 55°49'17" E
 162.69'

10' U.E. R.A.W.E. & M.A.E.
 10' U.E. R.A.W.E. & M.A.E.
 50' DRAINAGE EASEMENT

WATER METER
 JUNCTION BOX

74.21'

FOUND IR 1/2"

S 36°10'43" W
 22.43'

FOUND IR 1/2"

Easement Notes:

Easement and right-of-way to Texas Power & Light Company, recorded in Vol. 168, Pg. 638, Deed Records, Erath County, Texas, may affect this tract.

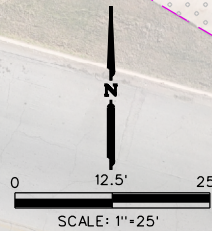
Easement and right-of-way to Texas Power & Light Company, recorded in Vol. 291, Pg. 82, Deed Records, Erath County, Texas, may affect this tract.

Easement and right-of-way to Onco Electric Delivery Company LLC, recorded under Document No. 2025-00286, Real Records, Erath County, Texas, is a blanket easement and does affect this tract.

LEGEND

- IRON ROD FOUND
- XCUT FOUND
- CALCULATED CORNER
- PROPERTY LINE
- UTILITIES
- EASEMENT LINES
- DRIVEWAY / SIDEWALK
- BUILDING FOOTPRINT
- BUILDING AWNING
- WATER UTILITIES
- EXISTING PROPERTY LINE
- FENCE LINE
- POWER POLE
- SEWER

Notes:
 1. Bearings are based on grid north, Texas Coordinate System of 1983, North Central Zone (4202), NAD 83 (2011), derived from GNSS observations. All bearings and distances are shown in U.S. Survey Feet.
 2. All visible above-ground utilities observed at the time of survey are shown. Underground or non-apparent utilities may not be shown.
 3. There has been no attempt to interpret deed restrictions, zoning regulations, mineral interests, or other private land use controls affecting this property, except as specifically identified in the referenced title commitment, including Cab. B, Slide 379A; Document Nos. 2024-05334, 2025-04615, and 2025-00286; Vol. 168, Pg. 638; and Vol. 291, Pg. 82 of the Plat, Deed, and Real Records of Erath County, Texas. Only visible utilities and easements observed during the field investigation, together with those provided in the title commitment, have been shown hereon. No independent title search or additional record research was performed by the surveyor beyond the materials furnished.



I hereby certify that this survey was made on the ground under my supervision and accurately depicts the described property. This survey complies with the rules and standards of the Texas Board of Professional Engineers and Land Surveyors and meets the requirements for a Category 1A, Condition II Title Survey. This survey is made for the benefit of and is hereby certified to the Title Company and Purchaser shown and their respective successors and assigns.

PLAT OF SURVEY

Lot 26, Block B, TARLETON CROSSING, an addition to the City of Stephenville, Erath County, Texas, as shown by the Amended Plat thereof recorded in Cabinet B, Slide 379A of the Plat Records of Erath County, Texas.

Paradis
 GEOSPATIAL
 SURVEYING AND MAPPING

1227 BENBROOK TERRACE, BENBROOK, TX 76126
 TX SURVEY REGISTRATION NUMBER # 10194898
 SURVEYOR: BROCK RIEBE, RPLS #7105
 BROCKRIEBE@PARADISGEOSPATIAL.COM
 (817)-565-9004
 DATE OF SURVEY: 04/16/2026
 SHEET 2 OF 3



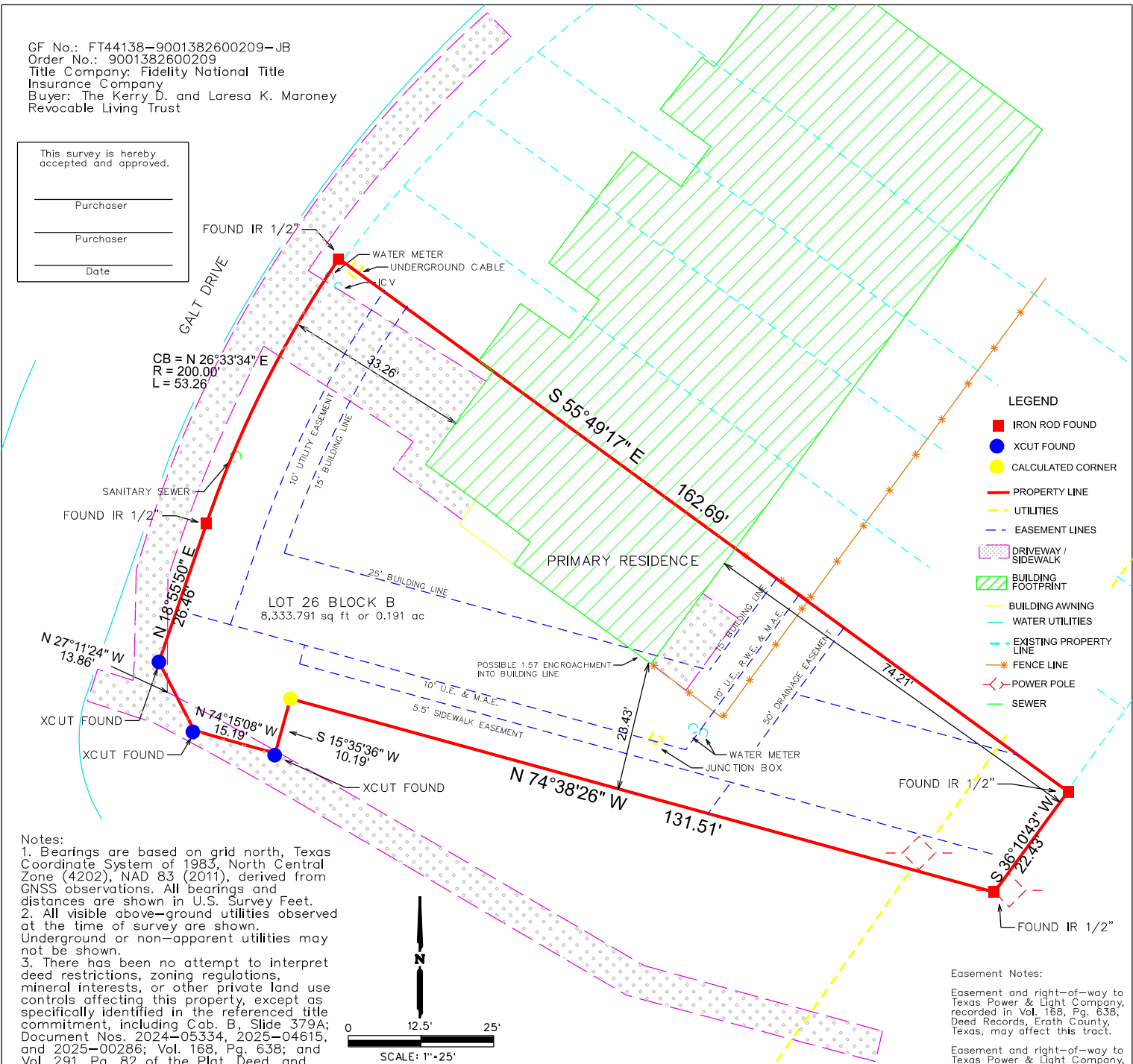
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 Order No.: 9001382600209
 Title Company: Fidelity National Title Insurance Company
 Buyer: The Kerry D. and Laresa K. Maroney Revocable Living Trust

This survey is hereby accepted and approved.

Purchaser

Purchaser

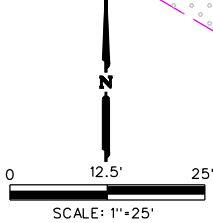
Date



LEGEND

- IRON ROD FOUND
- XCUT FOUND
- CALCULATED CORNER
- PROPERTY LINE
- - - UTILITIES
- - - EASEMENT LINES
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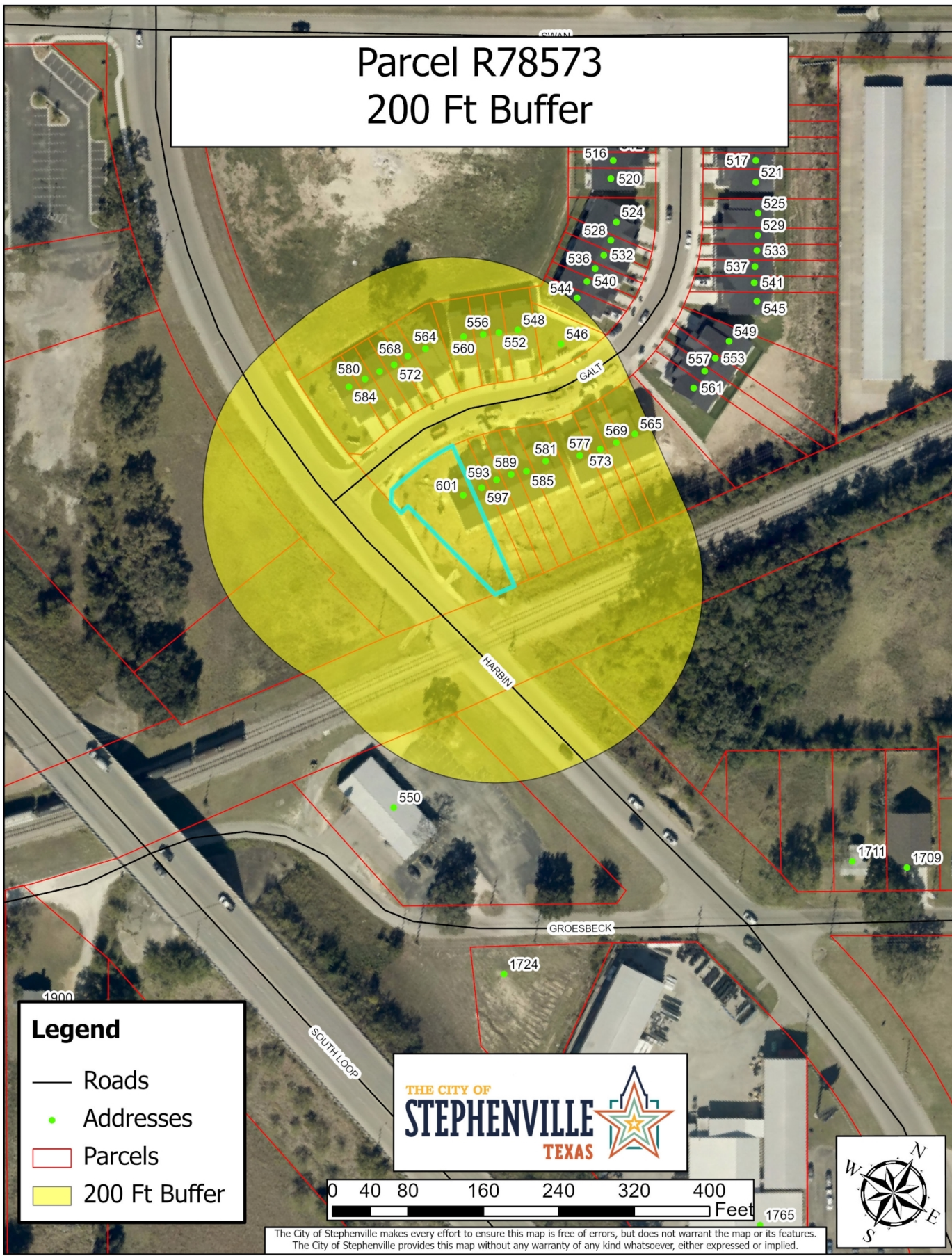
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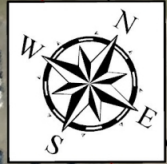
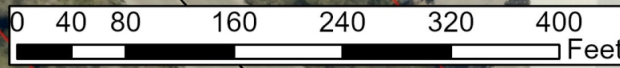
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 DATE OF SURVEY: 04/16/2026
 SHEET 3 OF 3

Parcel R78573 200 Ft Buffer



Legend

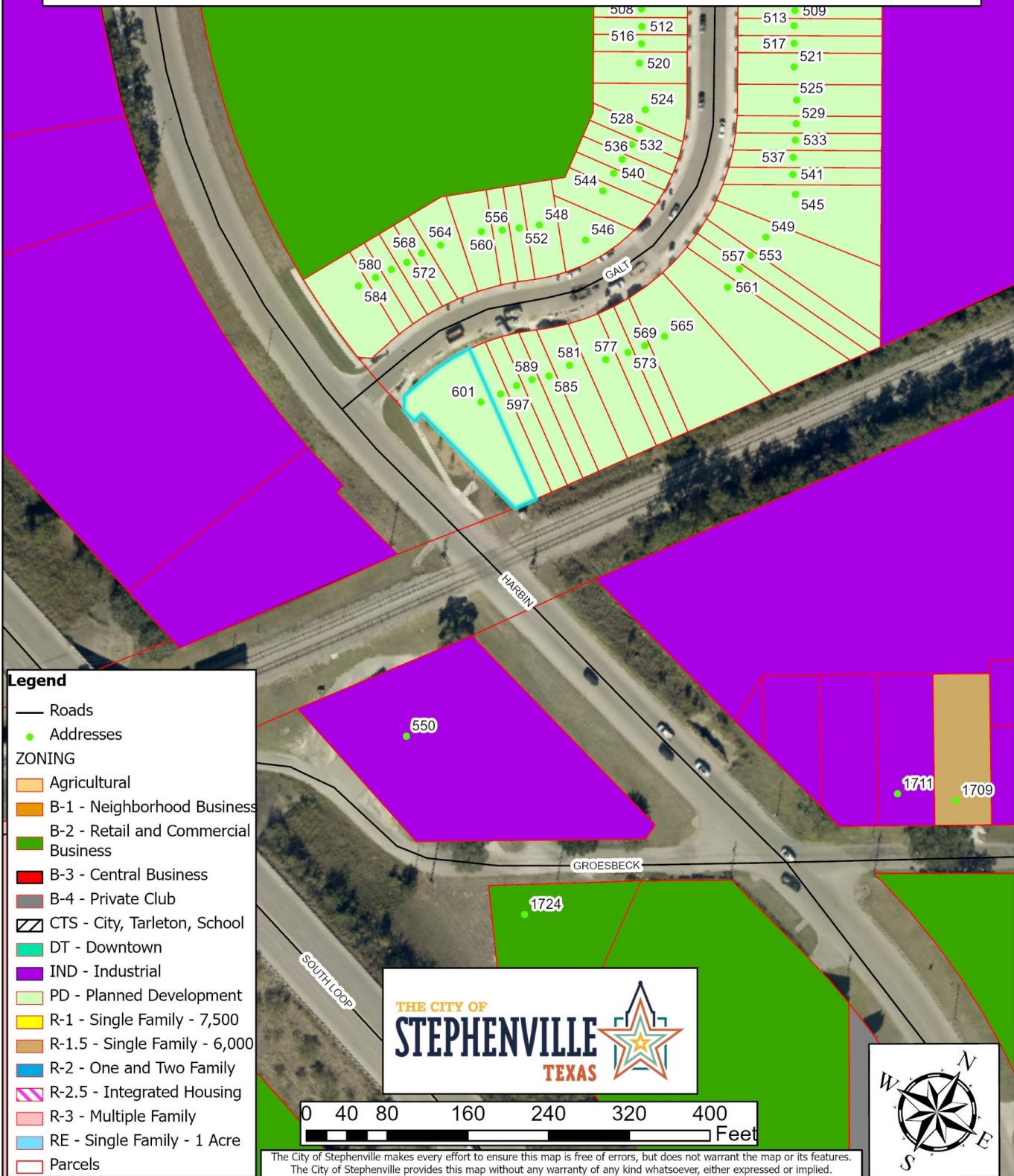
- Roads
- Addresses
- ▭ Parcels
- 200 Ft Buffer



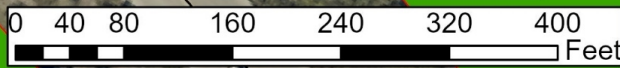
The City of Stephenville makes every effort to ensure this map is free of errors, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.

Parcel R78573

Current Zoning - Planned Development



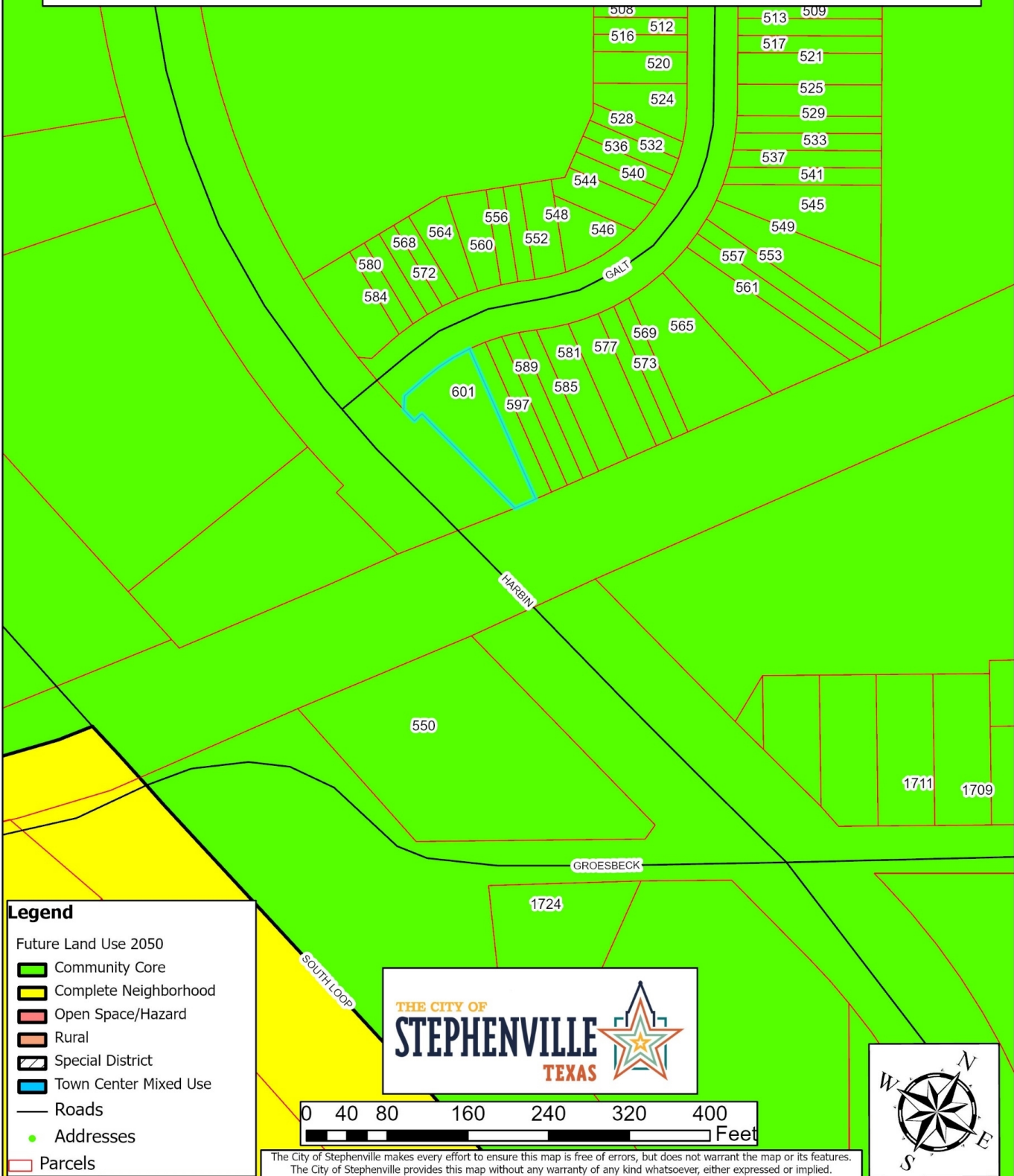
- Legend**
- Roads
 - Addresses
 - ZONING**
 - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1 - Single Family -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



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Parcel R78573

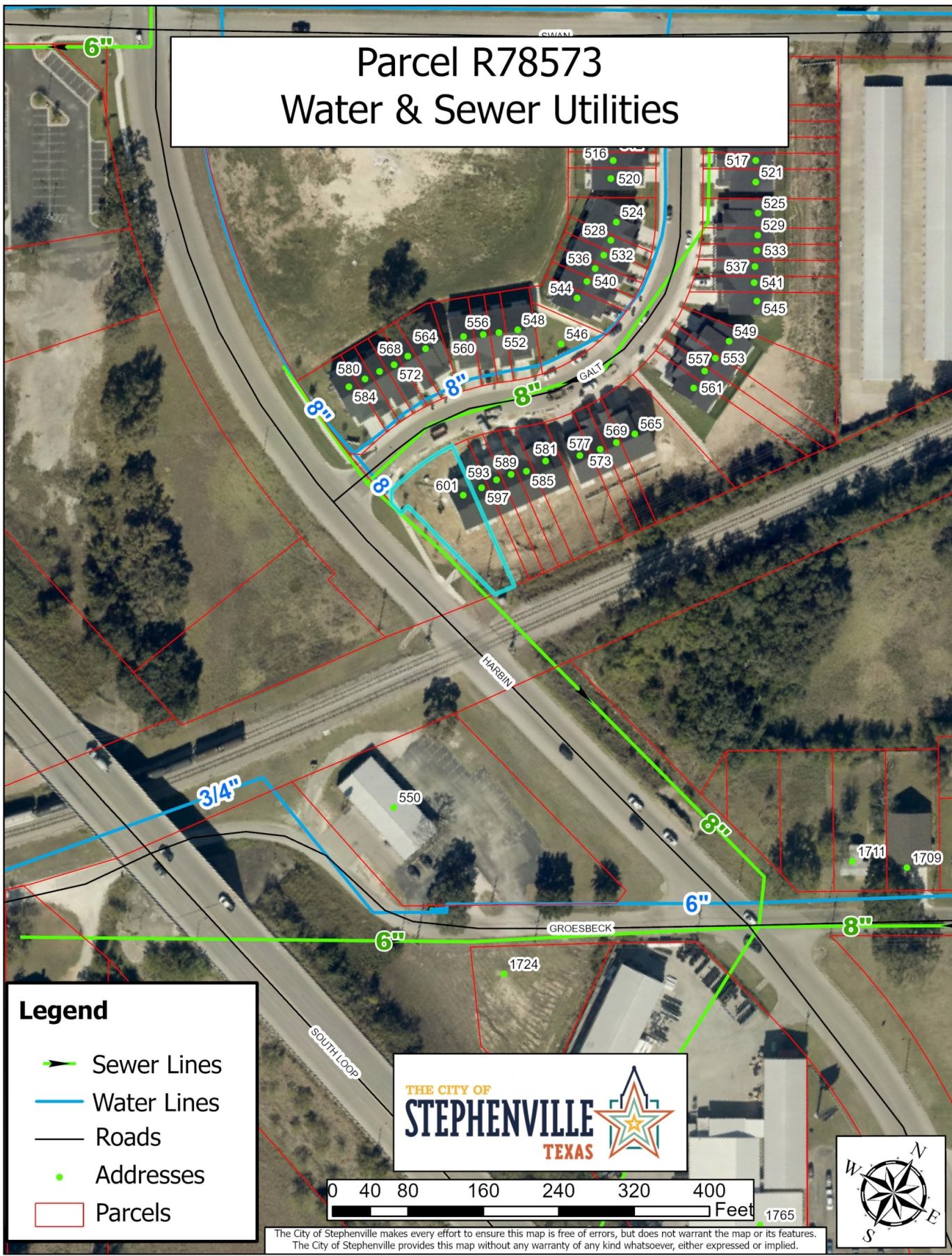
Future Land Use - Community Core



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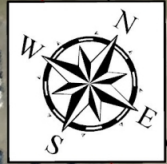
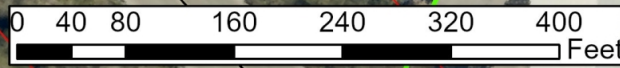


Parcel R78573 Water & Sewer Utilities



Legend

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



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Parcel ID R78573

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000078536	544 GALT DR	45 PROPERTIES, LLC	3801 DARK CORNER RD	JACKSBORO	TX	76458-3900
R000033595	610 SIXTH	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000078569	585 GALT DR	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000078570	589 GALT DR	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000078571	593 GALT DR	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000078572	597 GALT DR	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000078547	584 GALT DR	BARRY FAMILY HOLDINGS, LLC	PO BOX 604	LAKE HAVASU CITY	AZ	86405
R000078539	552 GALT DR	BARRY FAMILY HOLDINGS, LLC	PO BOX 604	LAKE HAVASU CITY	AZ	86405
R000078540	556 GALT DR	BARRY FAMILY HOLDINGS, LLC	PO BOX 604	LAKE HAVASU CITY	AZ	86405
R000078544	572 GALT DR	BECK BRAD & APRIL BECK	800 REGAL CROSSING	KELLER	TX	76248
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000078447	0 S HARBIN DR	GREENHAW MORRIS	PO BOX 37	DESDEMONA	TX	76445-1673
R000078546	580 GALT DR	HARBOUR JONATHAN	580 GALT DR 22	STEPHENVILLE	TX	76401
R000078543	568 GALT DR	JAMES DAWN MICHAEL	568 GALT DR	STEPHENVILLE	TX	76401
R000078568	581 GALT DR	JOHNSON JAZMYNE	576 GALT DR	STEPHENVILLE	TX	76401
R000078573	601 GALT DR	KEEWAYDIN DEVELOPMENTS, LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000078537	0 GALT DR	KEEWAYDIN DEVELOPMENTS, LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000078545	576 GALT DR	KEEWAYDIN DEVELOPMENTS, LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000078564	565 GALT DR	KEEWAYDIN DEVELOPMENTS, LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000078565	569 GALT DR	KEEWAYDIN DEVELOPMENTS, LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000078566	573 GALT DR	KEEWAYDIN DEVELOPMENTS, LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000078567	577 GALT DR	KEEWAYDIN DEVELOPMENTS, LLC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000078542	564 GALT DR	MSM LIVING TRUST	6624 CANYON OAKS CIRCLE	PLANO	TX	75024
R000078538	548 GALT DR	OGDEN TREVOR & KARI OGDEN (TOD)	548 GALT DR	STEPHENVILLE	TX	76401
R000033602	550 S HARBIN	RED TO BLACK LLC	550 S HARBIN DR	STEPHENVILLE	TX	76401
R000078541	560 GALT DR	ROWAN JASON WILLIAM & CAMILLA AUNEE ROWDEN	312 LAKE LIVINGSTON DR	GEORGETOWN	TX	78628
R000076373	0 S HARBIN DR	TEKMAK STEPHENVILLE HOTEL, LP	3021 RIDGE ROAD A-120	ROCKWALL	TX	75032
R000033594	0 S HARBIN DR	TEKMAK STEPHENVILLE HOTEL, LP	3021 RIDGE ROAD A-120	ROCKWALL	TX	75032

Board of Adjustment STAFF REPORT



SUBJECT: Application No.: V 9733

Applicant Taylor Kanute, representing Keewaydin Developments, LLC., is requesting a variance from Section 154.05.3.D relating to setback requirements for property located at 601 Galt Drive, Parcel R78573, being BLOCK B; LOT 26 of the S6216 Tarleton Crossing Addition of the City of Stephenville, Erath County, Texas.

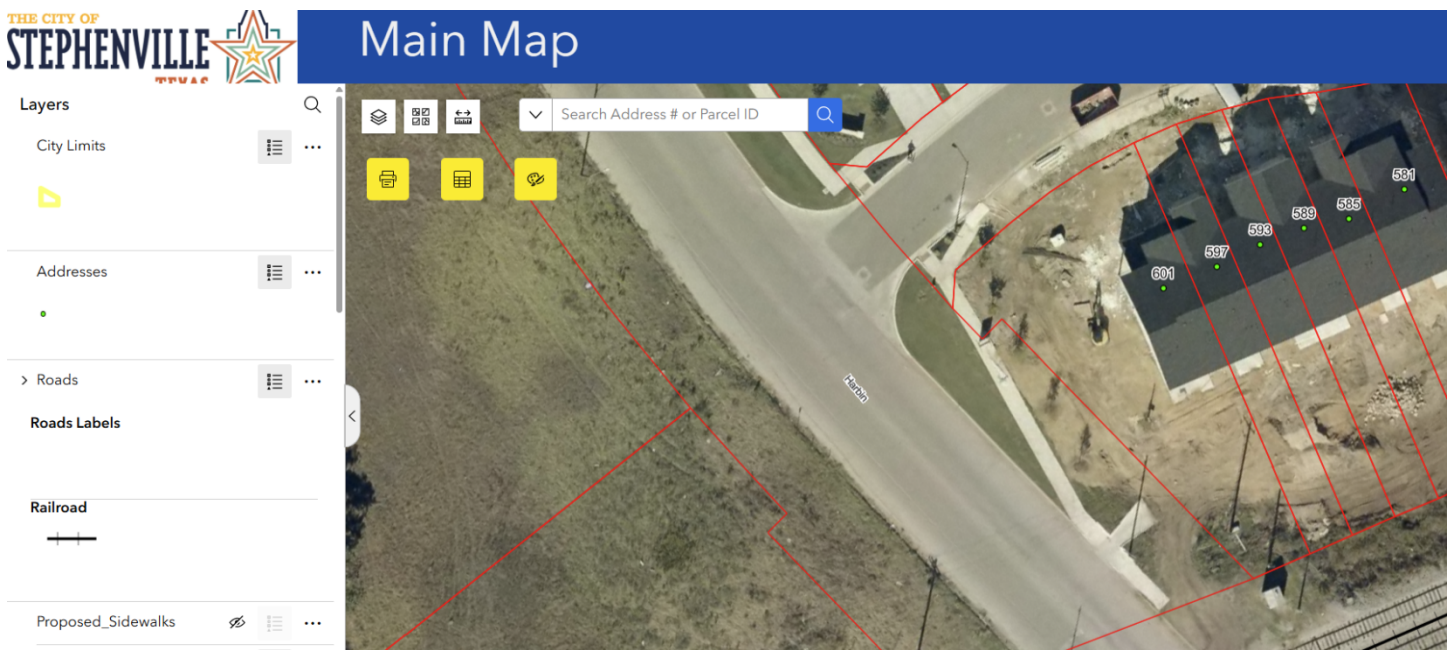
MEETING: Board of Adjustment – May 14, 2026

Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Kanute is requesting the variance as the newly constructed townhome at the southwestern end of the development encroaches the setback at the back corner of the structure (the structure extends beyond the building line by 1.5 feet).

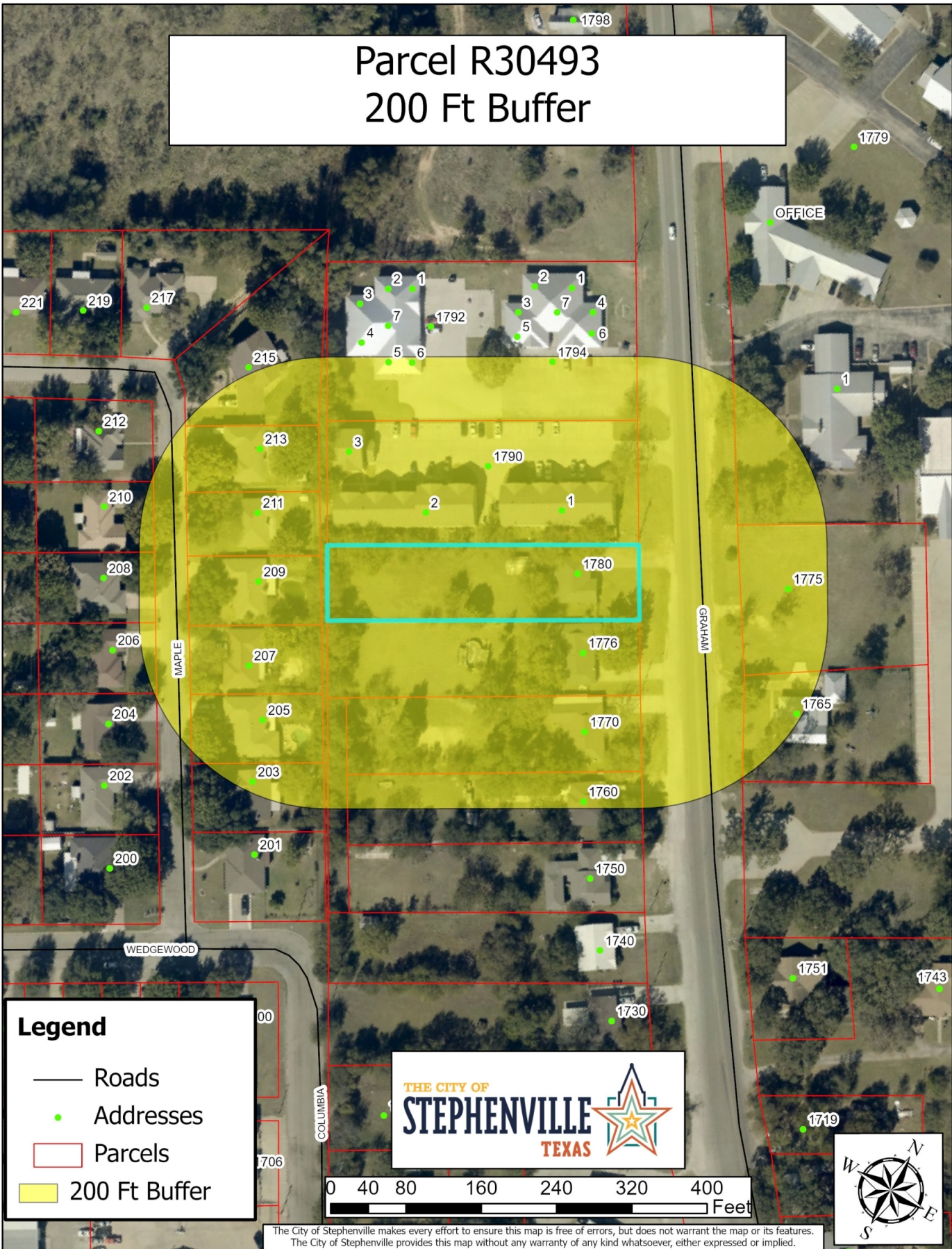


The subject property is currently zoned Planned Development. The PD plat confirms the corner setback for this parcel to be 25'.

ALTERNATIVES:

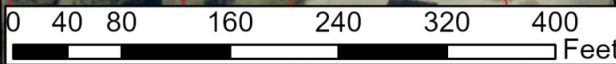
1. Approve the Variance Request
2. Deny the Variance Request

Parcel R30493 200 Ft Buffer



Legend

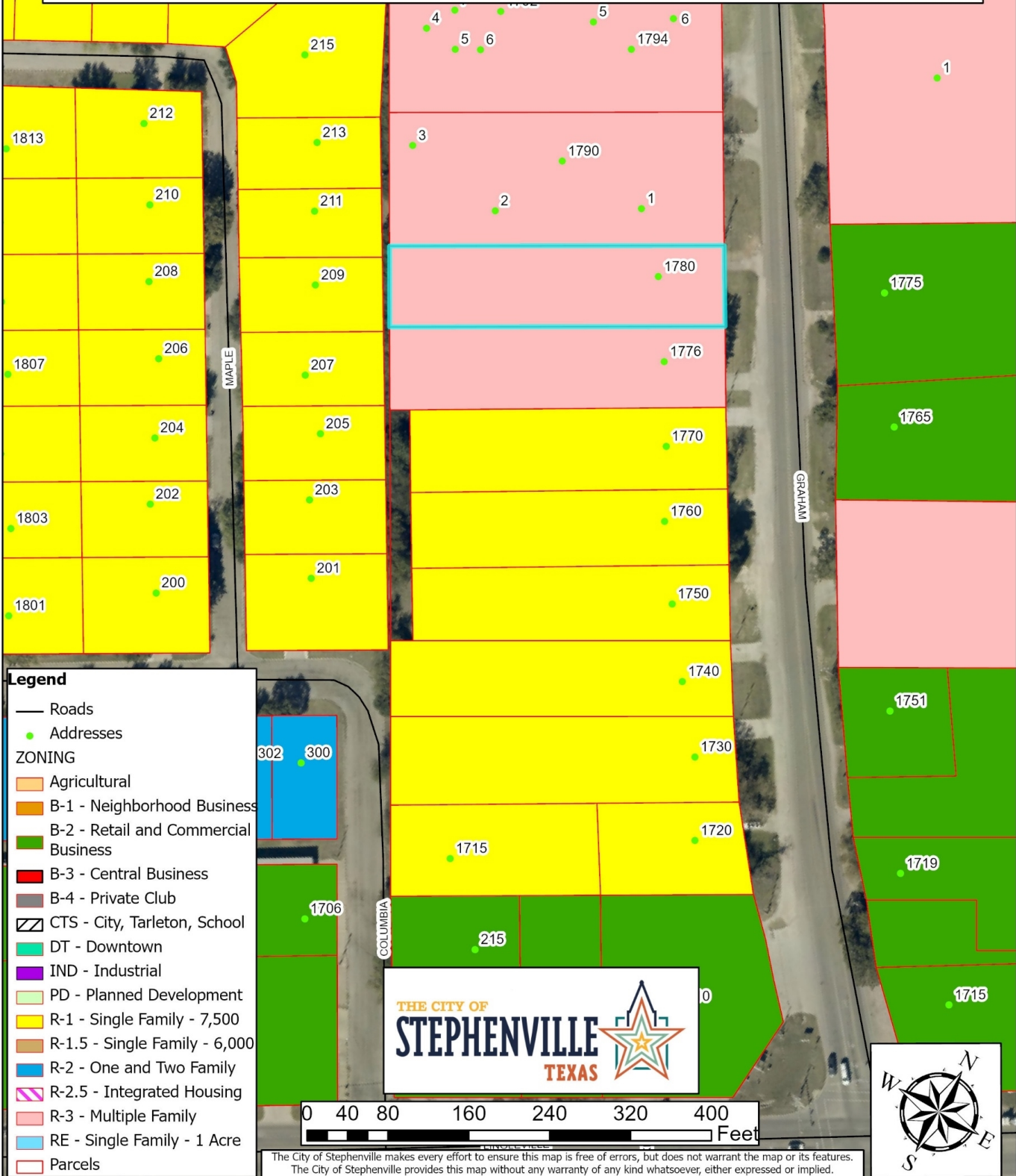
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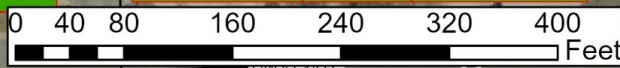
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Parcel R30493

Current Zoning - R3 Multifamily



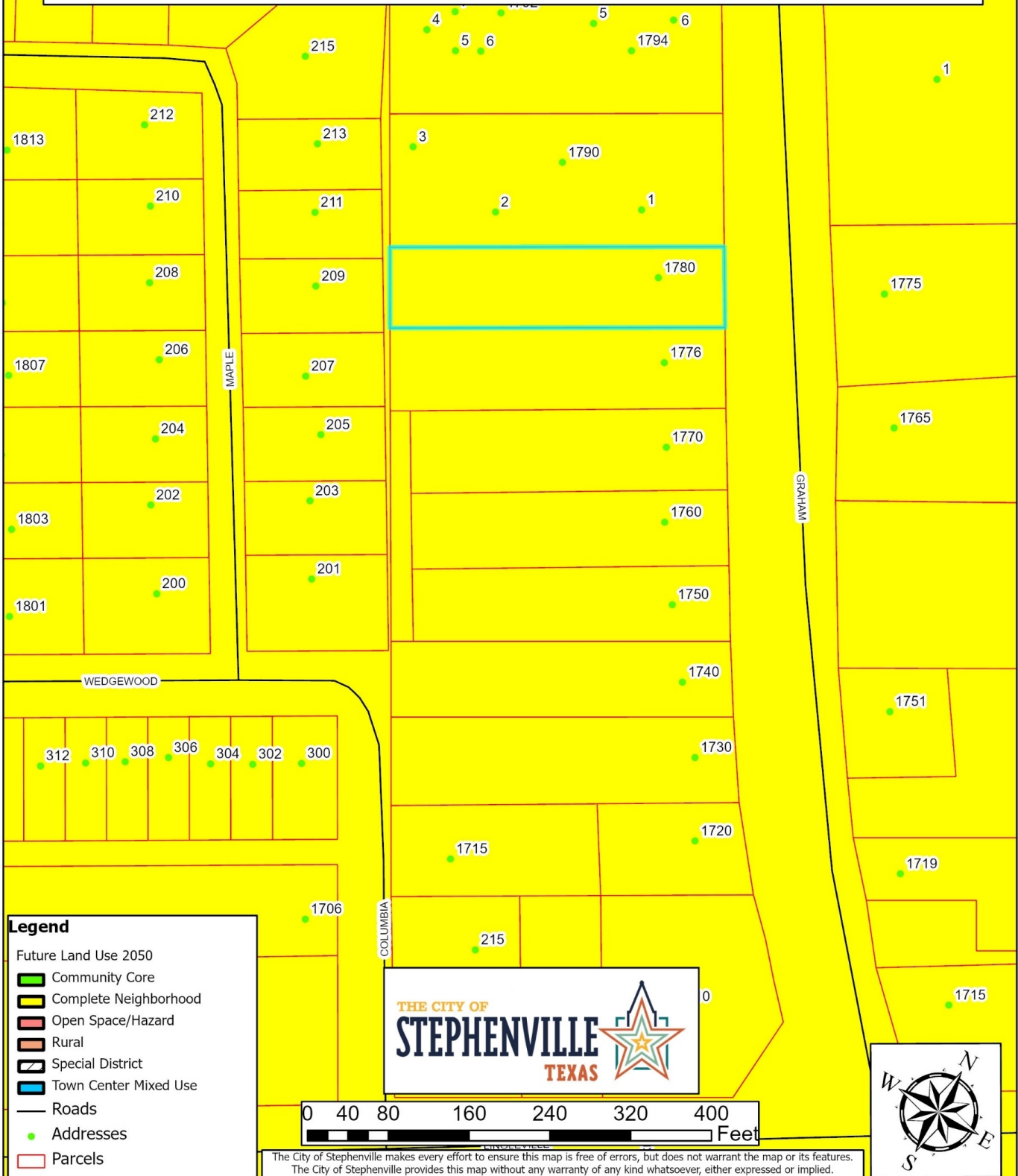
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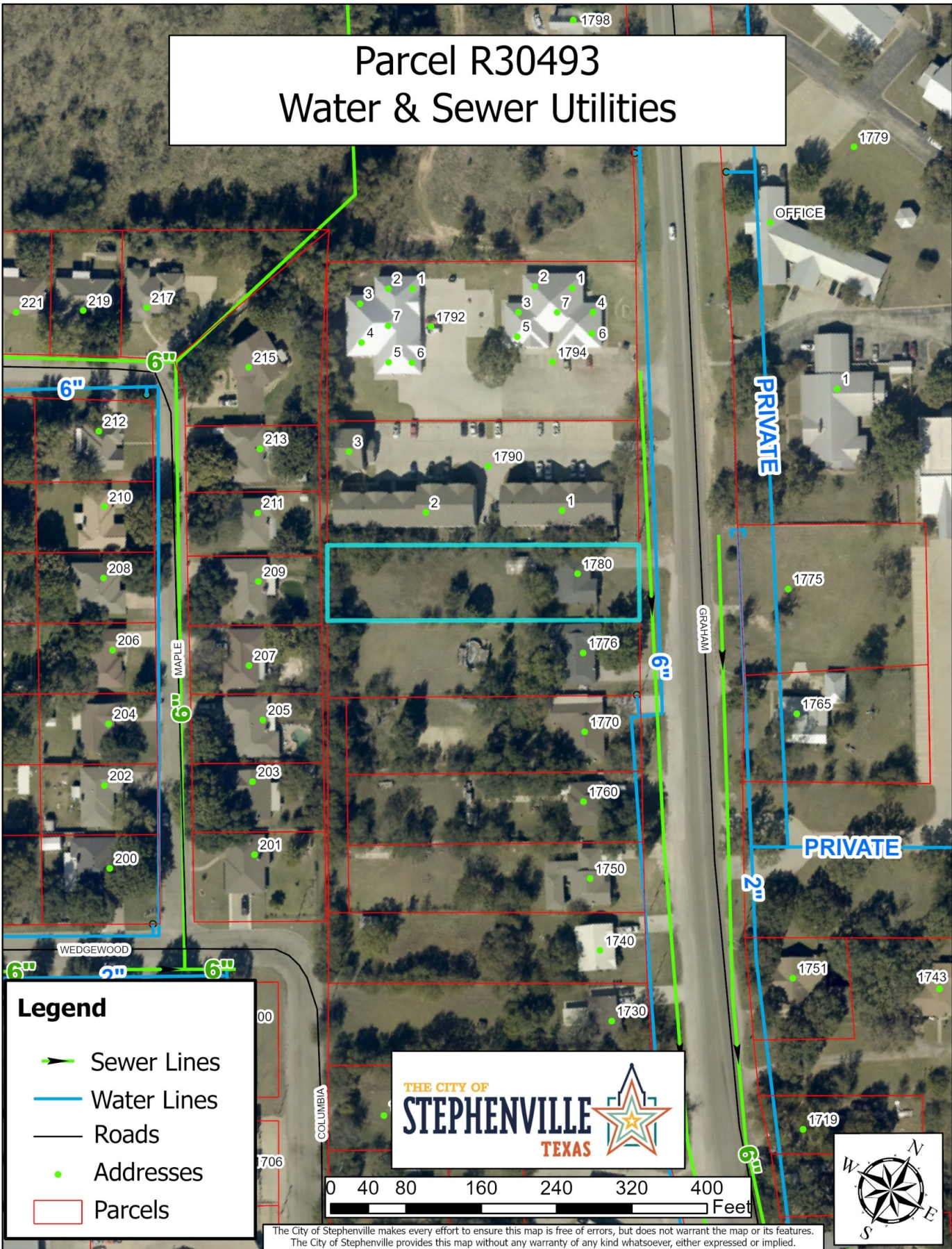
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Parcel R30493





Future Land Use - Complete Neighborhood

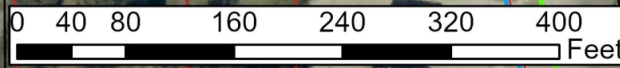


Parcel R30493 Water & Sewer Utilities



Legend

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



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Parcel ID R30493

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000030492	1770 N GRAHAM	CHAVARRIA GABRIELA E	1770 N GRAHAM	STEPHENVILLE	TX	76401
R000044769	206 MAPLE LN	DOGGETT STEVEN M & KENNEDY M DOGGETT	206 MAPLE LANE	STEPHENVILLE	TX	76401
R000044771	210 MAPLE LN	EATON JAMES & AMANDA EATON	2576 CR321	VALLEY VIEW	TX	76272
R000030493	1780 N GRAHAM	HERRON JOHN	1780 N GRAHAM	STEPHENVILLE	TX	76401
R000030494	1776 N GRAHAM	HICKS TAMMIE	1776 N GRAHAM	STEPHENVILLE	TX	76401
R000044770	208 MAPLE LN	HORN SHARON	208 MAPLE LN	STEPHENVILLE	TX	76401
R000044701	209 MAPLE LN	HOSKINS HEATH	209 MAPLE LN	STEPHENVILLE	TX	76401-2229
R000044741	207 MAPLE LN	KELLY BRANDTLY JERRY & DOROTHY	207 MAPLE LN	STEPHENVILLE	TX	76401
R000030491	1760 N GRAHAM	MURPHY JACK & MARY MURPHY	1760 N GRAHAM	STEPHENVILLE	TX	76401
R000044700	211 MAPLE LN	NORCHAR, LLC	1530 CAT MOUNTAIN TRAIL	KELLER	TX	76248-3219
R000044768	204 MAPLE LN	PLANNERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000044699	213 MAPLE LN	SALEH ALI & ALICIA M FIGUEROA	209 LOGAN LANE	STEPHENVILLE	TX	76401
R000030496	1794 N GRAHAM	SHERWOOD & MYRTIE FOSTER HOME	PO BOX 978	STEPHENVILLE	TX	76401-0978
R000026395	1779 N GRAHAM	SHERWOOD & MYRTIE FOSTER HOME	PO BOX 978	STEPHENVILLE	TX	76401-0978
R000030513	1765 N GRAHAM	SHERWOOD & MYRTIE FOSTER HOME FOR CHILDREN INC	1779 N GRAHAM	STEPHENVILLE	TX	76401
R000030514	1775 N GRAHAM	SHERWOOD AND MYRTIE FOSTER HOME FOR CHILDREN	PO BOX 978	STEPHENVILLE	TX	76401
R000044698	215 MAPLE LN	SMITH KENNETH JR & SHANNA BACK SMITH	215 MAPLE LN	STEPHENVILLE	TX	76401
R000044772	212 MAPLE LN	SMITH MARK ALAN AND KENNETH & JANET SMITH	1911 CR178	STEPHENVILLE	TX	76401
R000044742	205 MAPLE LN	STILWELL TRAVIS W & PAMELA M	205 MAPLE LANE	STEPHENVILLE	TX	76401
R000044743	203 MAPLE LN	TDN INVESTMENTS INC	PO BOX 201	STEPHENVILLE	TX	76401
R000030495	1790 N GRAHAM	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401

Variance Request and Permit Application

Date: April 20, 2026

Property Address: 1780 N. Graham, Stephenville, TX

To Whom It May Concern,

My name is John Herron, and I am the homeowner at 1780 N. Graham. I am writing to formally submit this letter in support of my permit application and variance request for the installation of two metal carports on my property.

I would like to provide the specific context and justifications for the Board's consideration during the review process. My intention is to install two separate structures to address essential accessibility and privacy needs:

1. Front Carport (Primary Residence Coverage)

This structure is designed to provide protected vehicle coverage for my wife and me. It will be positioned approximately 4 feet from the side property line to ensure we have a safe and covered path to our home's entrance.

2. Side Carport (Workspace and Utility)

This second structure will provide secondary vehicle coverage and a necessary workspace. It will be located near my existing privacy fence, which begins one foot from the right-side property line.

Justification for Variance

- **Accessibility and Disability Accommodations:** Both my wife and I live with disabilities. These carports are a necessity for our mobility and safety. They would allow us to access our vehicles and move about our property without the physical strain or risk of injury associated with inclement weather.
- **Privacy Mitigation:** Our home is situated directly next to a three-story apartment complex. These structures would provide a vital privacy buffer from the high-density units that currently overlook our private living spaces.
- **Drainage and Environmental Impact:** The topography of the property includes a natural drainage area on the side of the lot where the ground slopes toward the road. The carports are positioned so that all water runoff will direct precisely into this natural drainage point. Because the runoff will follow the existing natural path to the street, these structures will not create standing water or negatively impact the drainage of neighboring

properties.

Attached to this request are site photos and a detailed diagram illustrating the proposed placement. My wife and I hope the Board will grant this variance to help us improve our quality of life and the safety of our home environment.

Thank you for your time and consideration of this matter.

Sincerely,

John Herron
1780 N. Graham
Stephenville, TX
(254) 434-1299

Barn

**11x50x8
Carport**

HOUSE

Privacy fence is over
1 foot away from
property line.

**24x20x8
Carport**

right end is about
4 ft from property line

Carport edge is over 50 feet from public road









Board of Adjustment STAFF REPORT



SUBJECT: Application No.: V 9736

Applicants Dustin and Lindsey Hughes are requesting a variance from Section 154.05.1.D(9)(a) relating to maximum coverage limits for accessory building for property located at 2798 Thornhill, Parcel R51838, being BLOCK II, LOTS 1D and 1E of the S7220 Peacock Estates II Addition of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment – May 14, 2026
Development Services

STAFF CONTACT: Steve Killen

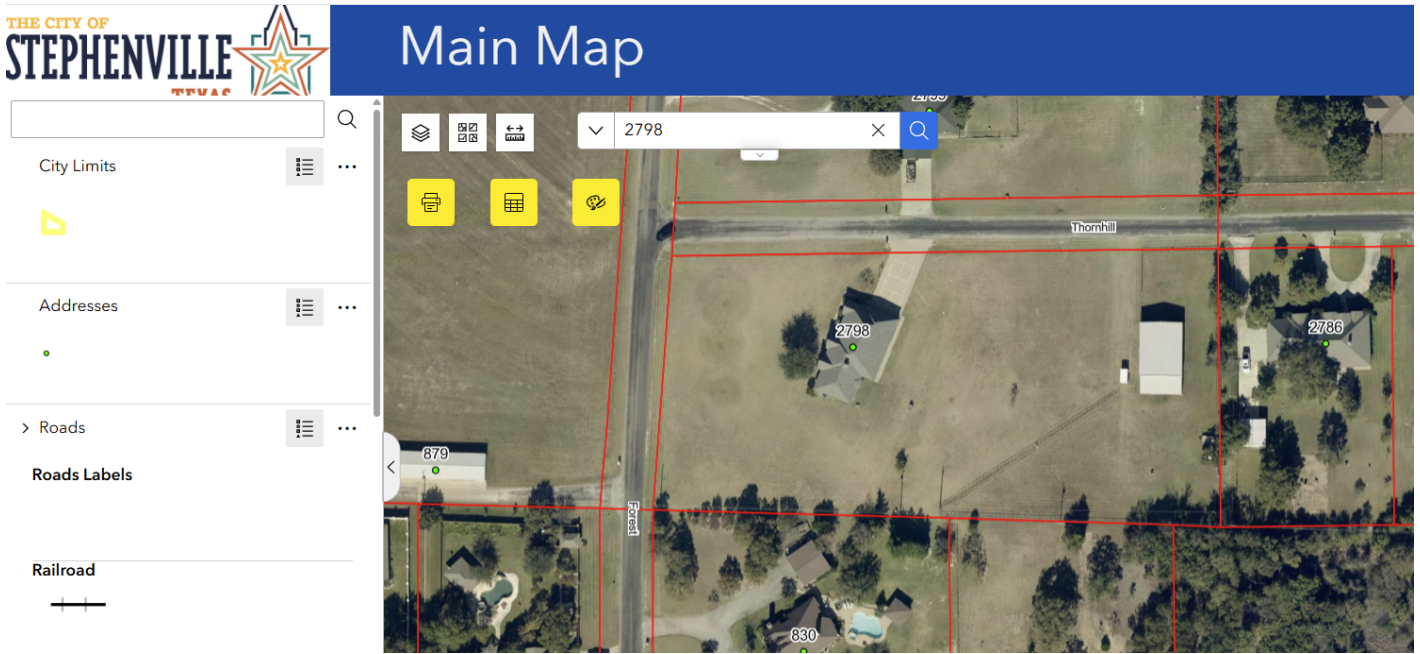
BACKGROUND:

Mr. and Mrs. Hughes are purchasing property with an existing building that will be an accessory to their future main dwelling. Because a replat will be required, the newly platted property would be required to comply with current land use regulations, hence the request for the variance to allow the existing building to remain in place, which will exceed the maximum coverage limit.

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

- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 43,560 ft² (one acre).
- (3) Minimum lot width and lot frontage: 150 feet.
- (4) Minimum lot depth: 250 feet.
- (5) Minimum depth of front setback: 50 feet.
- (6) Minimum depth of rear setback: 50 feet.
- (7) Minimum width of side setback:
 - (a) Internal lot: 15 feet; and
 - (b) Corner lot: 50 feet from intersecting side street.
- (8) Building size:
 - (a) Maximum main building coverage as a percentage of lot area: 40%.
 - (b) Minimum area of main building: 2,400 ft².
- (9) Accessory buildings:
 - (a) Maximum accessory buildings coverage: 30% of main use building.
 - (b) Maximum number of accessory buildings: two.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.

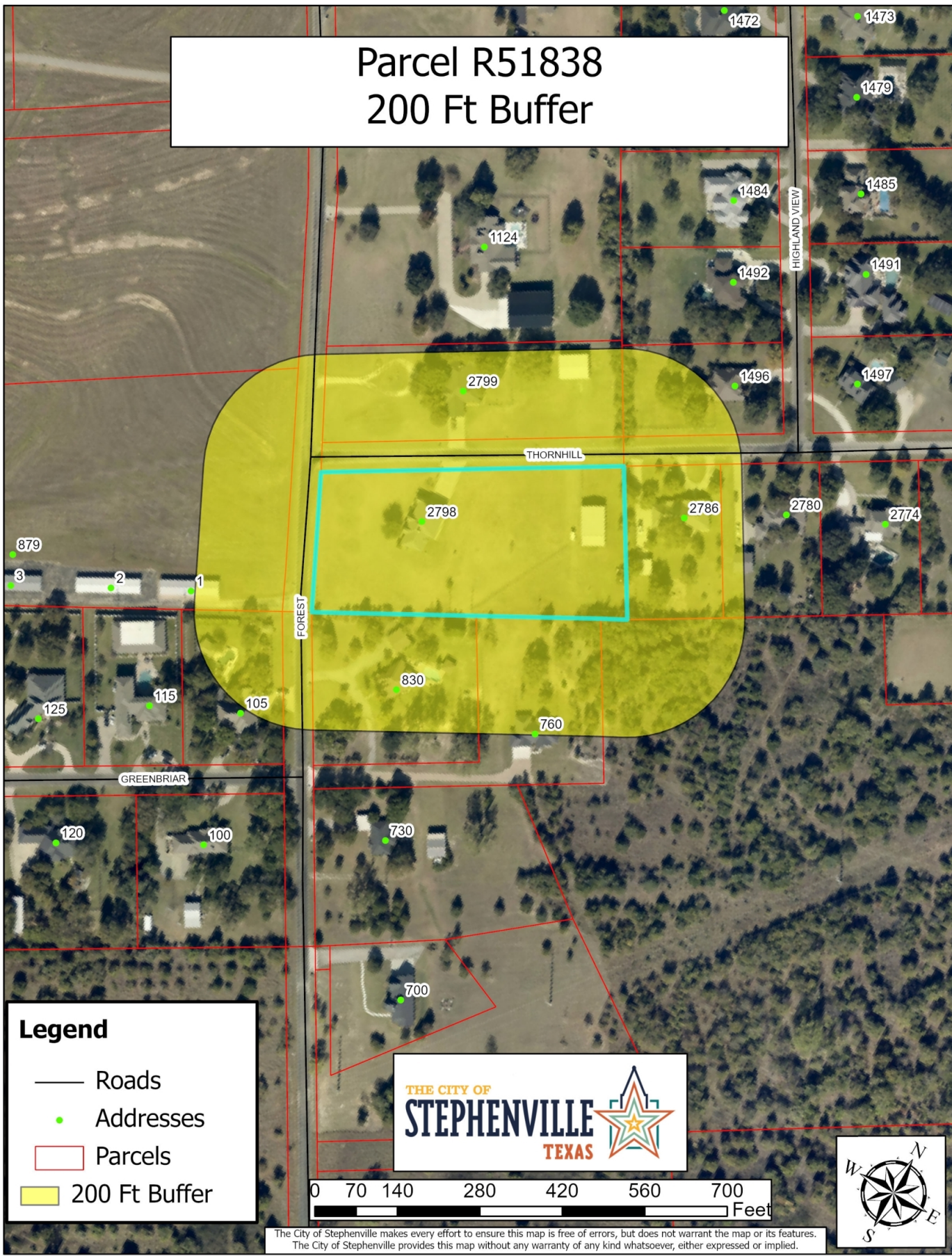
(10) Maximum height of structures: 35 feet.



ALTERNATIVES:

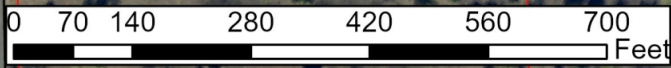
1. Approve the Variance Request
2. Deny the Variance Request

Parcel R51838 200 Ft Buffer



Legend

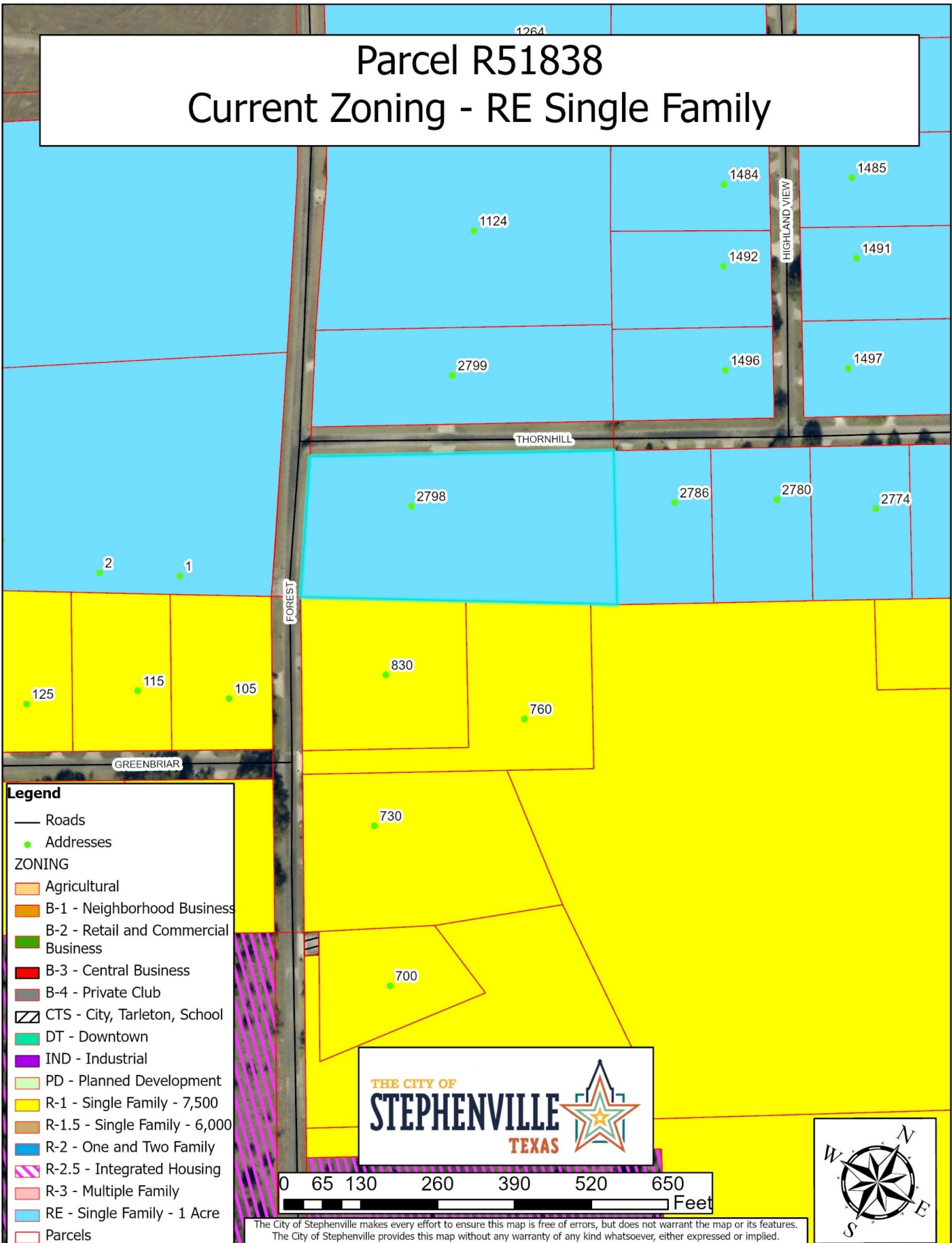
- Roads
- Addresses
- ▭ Parcels
- 200 Ft Buffer



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Parcel R51838

Current Zoning - RE Single Family

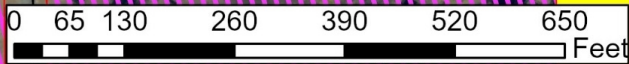
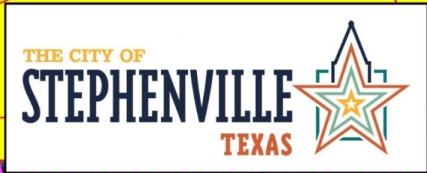


Legend

- Roads
- Addresses

ZONING

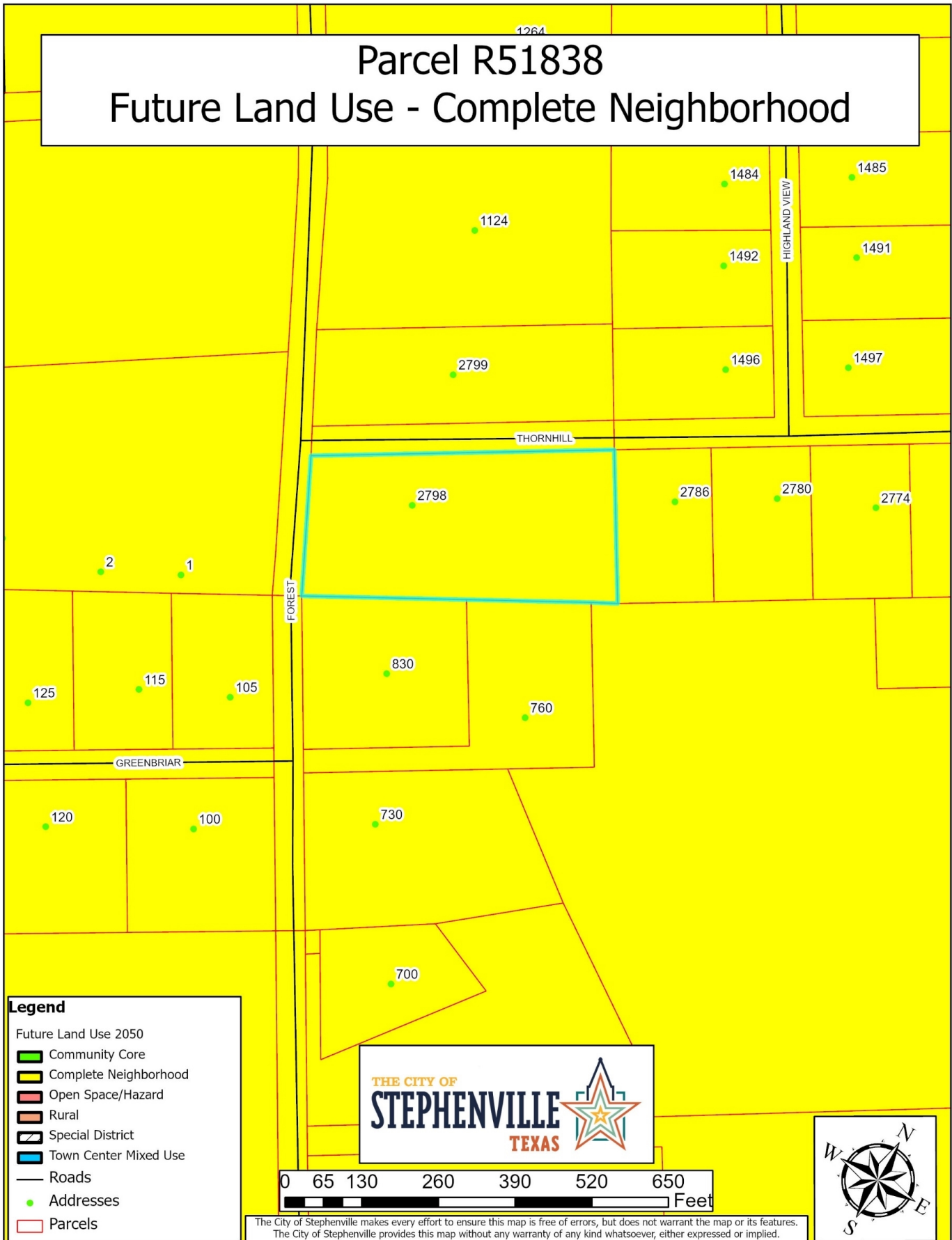
- Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- ▨ CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One and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



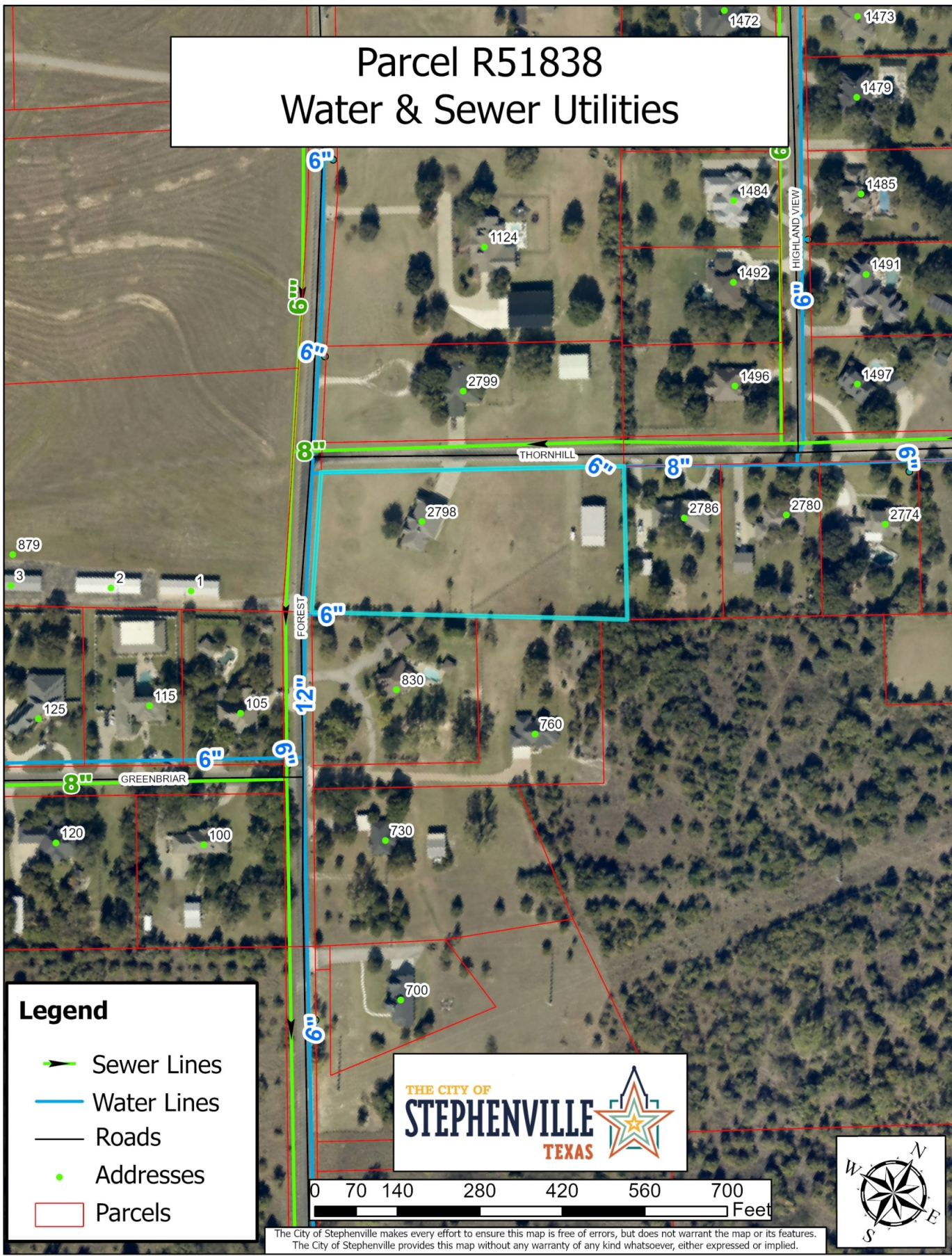
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Parcel R51838


Future Land Use - Complete Neighborhood

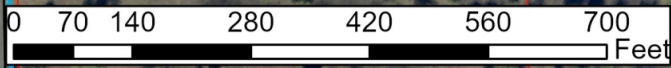


Parcel R51838 Water & Sewer Utilities



Legend

-  Sewer Lines
-  Water Lines
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Parcel ID R51838

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000067037	105 GREENBRIAR	BURKHART MILES KENYON & MEGAN BURKHART	105 GREENBRIAR	STEPHENVILLE	TX	76401
R000052556	2786 THORNHILL	DUNN STEVEN LYNN & JO VAUGHN DUNN	2786 THORNHILL	STEPHENVILLE	TX	76401
R000043169	830 FOREST LANE	EBERHART JEFFREY PARKS & CRYSTAL KAYE	830 FOREST RD	STEPHENVILLE	TX	76401
R000059610	0 FOREST LANE	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000059602	0 FOREST LANE	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000076640	0 THORNHILL	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000052589	0 HIGHLAND VIEW DR	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000051838	2798 THORNHILL	HUGHES DENNIS S & LISA G	2798 THORNHILL	STEPHENVILLE	TX	76401-9684
R000052557	2780 THORNHILL	LEACH JUDD L & LESLEY F	2780 THORNHILL	STEPHENVILLE	TX	76401
R000044825	0 HIGHLAND VIEW DR	SLADE CAPITAL LLC	PO BOX 731	STEPHENVILLE	TX	76401
R000051837	2799 THORNHILL	SQUIRES SCOTT & DONNA	2799 THORNHILL DR	STEPHENVILLE	TX	76401
R000064001	879 FOREST LANE	THOMPSON JOE TAB & DEBBIE	PO BOX 553	STEPHENVILLE	TX	76401
R000064000	0 FOREST LANE	THOMPSON JOE TAB & DEBBIE	PO BOX 553	STEPHENVILLE	TX	76401
R000043168	760 FOREST LANE	WISE KIRK AND KELLY WISE	760 FOREST DR	STEPHENVILLE	TX	76401
R000052572	1496 HIGHLAND VIEW DR	WULF RONALD & SHERYL	1496 HIGHLAND VIEW RD	STEPHENVILLE	TX	76401