



Board of Adjustment
Regular Meeting

Thursday, July 9, 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 June 11, 2026

REGULAR AGENDA

2. **Application No. V 9911**

Applicant Monty Bedwell is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 992 W Tarleton St., Parcel R32759, being BLOCK 10; LOT 1 (Pt of) of the S5400 PARK PLACE ADDITION to the City of Stephenville, Erath County, Texas.

3. **Public Hearing**

Application No.: V 9911

4. **Application No. V 9911**

Consider approval of a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 992 W Tarleton St., Parcel R32759, being BLOCK 10; LOT 1 (Pt of) of the S5400 PARK PLACE 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

MEETING MINUTES
REGULAR MEETING
JUNE 11, 2026

CALL TO ORDER

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, June 11, 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:

Commissioners Present:

Board of Adjustment Place 1 JJ Conway, Vice Chair
Board of Adjustment Place 2 Gabriel Wood
Board of Adjustment Place 4 Dr. Moumin Quazi, Chairman
Board of Adjustment Place 5 Mary Beach-McGuire
Board of Adjustment Alt 1 Walter Latham

Commissioners Absent:

Board of Adjustment Place 3 Tina Virgin

Others Attending:

Robert Turk, Building Official
Cynthia Warren, Commission Secretary

Commission Chair Quazi called the Board of Adjustment to order at 04:00 PM.

CITIZENS GENERAL DISCUSSION

No one spoke at this time.

APPROVAL OF MINUTES

1. Consider Approval of Minutes from May 14, 2026

MOTION by Mary Beach-McGuire, SECOND by JJ Conway, to approve the minutes as presented. MOTION CARRIED unanimously.

REGULAR AGENDA

2. Application No. V 9793

Applicant Roy Claren and Renee Sliger are requesting a variance from Section

154.21.3.C – Variance for the Construction of a Carport, for property located at 920 Charlotte, Parcel R34585, being BLOCK 2, Lot 6 & 7 (part of Lot 6), of the S7000 WEST OAKS ADDITION to the City of Stephenville, Erath County, Texas.

Building Official Robert Turk gave the following report:

Mr. Claren and Ms. Sliger are requesting a variance for the construction of a 14x30 carport on the northwest side of the home. The carport will be constructed with a gutter system to prevent runoff to the adjacent property.

Applicant Roy Claren and Renee Sliger addressed the Board regarding the variance.

**3. Public Hearing
Application No.: V 9793**

Board Chair Moumin Quazi entered into a Public Hearing at 4:03 PM.

No one spoke in favor or opposition regarding this variance.

Board Chair Moumin Quazi closed the Public Hearing at 4:03 PM.

**4. Application No. V 9793
Consider approval of a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 920 Charlotte, Parcel R34585, being BLOCK 2, Lot 6 & 7 (part of Lot 6), of the S7000 WEST OAKS ADDITION to the City of Stephenville, Erath County, Texas.**

MOTION by Gabriel Wood, SECOND by Mary Beach-McGuire, to approve the variance as presented.

MOTION by Mary Beach-McGuire, SECOND by JJ Conway, to table the motion. MOTION CARRIED 4:1.

Board Chair Moumin Quazi reopened the Public Hearing at 4:05 PM.

Barbara Collier, 930 N. Charlotte, spoke in opposition of the variance.

No one spoke in favor.

Board Chair Moumin Quazi closed the Public Hearing at 4:07 PM.

MOTION by Mary Beach-McGuire, SECOND by Gabriel Wood, to reintroduce the motion to approve the variance as presented. MOTION CARRIED unanimously.

5. Application No.: V 9792

Applicant Rod Williamson is requesting a variance from Section 154.12.56(c) – Variance for the Construction of a Pole Sign to exceed the 35' height limitation by 15', for property located at 703 E South Loop, Parcel R29786, being BLOCK 1B, Lot 75, of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

Building Official Robert Turk gave the following report:

The requested variance is for the new Dairy Queen that is currently under construction. Sign placement will be as shown in the attached documentation provided by the applicant. Adjacent properties with similar signs are not known to have variances to increase height.

Andre Robaughten, on behalf of the applicant, and Donny Sechrist, developer, spoke regarding the variance.

6. **Public Hearing**
Application No: V 9792

Board Chair Moumin Quazi entered into a Public Hearing at 4:14 PM.

No one spoke in favor or opposition regarding the variance.
An email from Rod Williamson was received in favor of the variance.

Board Chair Moumin Quazi closed the Public Hearing at 4:15 PM.

7. **Application No.: V 9792**

Consider approval of a variance from Section 154.12.56(c) – Variance for the Construction of a Pole Sign to exceed the 35’ height limitation by 15’, for property located at 703 E South Loop, Parcel R29786, being BLOCK 1B, Lot 75, of the CITY ADDITION to the City of Stephenville, Erath County, Texas.

MOTION by Mary Beach-McGuire, SECOND by Walter Latham, to approve the variance as presented. MOTION CARRIED 4:0 with JJ Conway abstaining.

8. **Application No.: V 9825**
Applicant Jason Guthrie is requesting a variance from Section 154.5.6.D – to reduce the rear setback requirement of 25’ to 18’ for property located at 405 W. Elm, Parcel R31401, being BLOCK 22, LOTS 5 & 6B of the S3500 FREY FIRST ADDITION to the City of Stephenville, Erath County, Texas.

Building Official Robert Turk gave the following report:

Mr. Paxton Wooley, representing Mr. Guthrie, is requesting the variance for the construction of residential structures. Current zoning requires 75’x 100’ lot dimensions. The 7’ reduction will result in a lot depth of 93’.

Paxton Wooley, representing Mr. Guthrie, spoke regarding the variance.

9. **Public Hearing**
Application No.: V 9825

Board Chair Moumin Quazi entered into a Public Hearing at 4:20 PM.

No one spoke in favor or opposition regarding this variance.

Board Chair Moumin Quazi closed the Public Hearing at 4:20 PM.

10. **Application No.: V 9825**

Consider approval of a variance from Section 154.5.6.D – to reduce the rear setback requirement of 25' to 18' for property located at 405 W. Elm, Parcel R31401, being BLOCK 22, LOTS 5 & 6B of the S3500 FREY FIRST ADDITION to the City of Stephenville, Erath County, Texas.

MOTION by JJ Conway, SECOND by Gabriel Wood, to approve the variance as presented.
MOTION CARRIED 4:0, with Mary Beach-McGuire abstaining.

ADJOURN

Board Chair Moumin Quazi adjourned the Board of Adjustment at 4:22 PM.

Moumin Quazi, Chair

ATTEST:

Cynthia Warren, Board Secretary

Board of Adjustment STAFF REPORT



SUBJECT: Application No.: V 9911

Applicant Monty Bedwell is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 992 W Tarleton St., Parcel R32759, being BLOCK 10; LOT 1 (Pt of) of the S5400 PARK PLACE ADDITION to the City of Stephenville, Erath County, Texas.

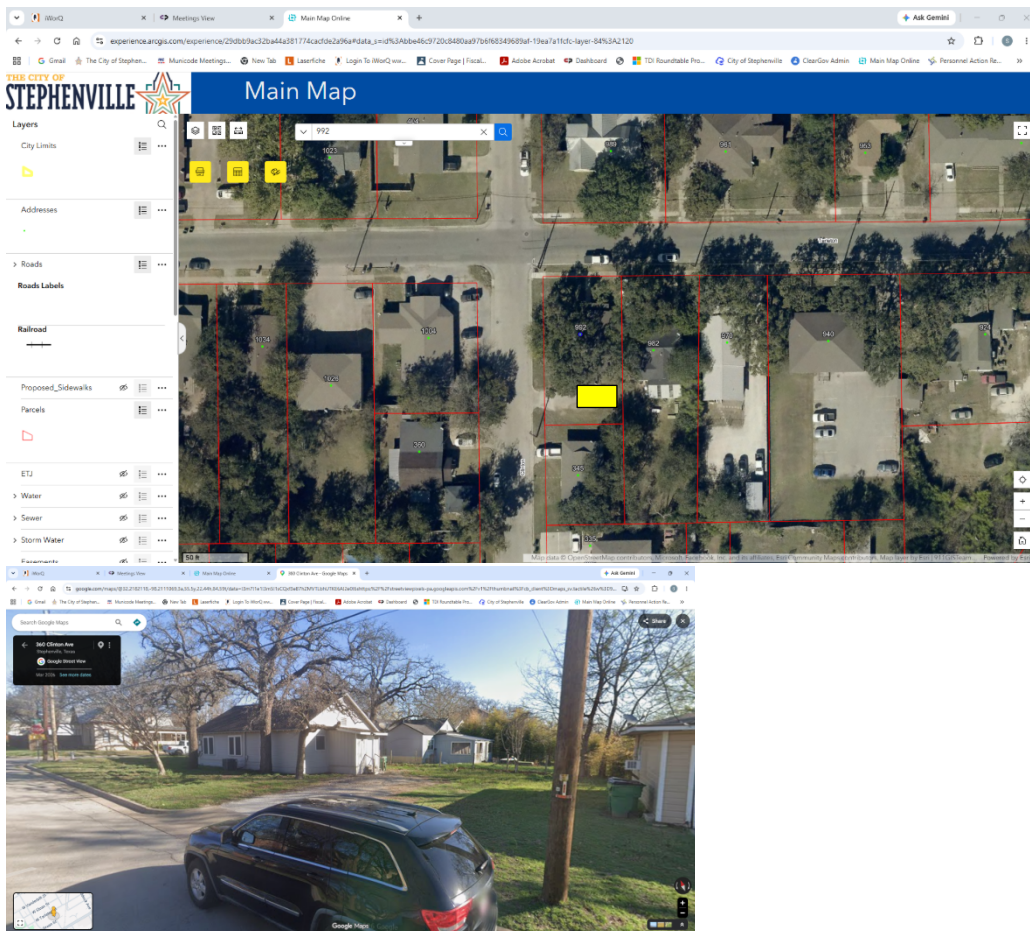
MEETING: Board of Adjustment – July 9, 2026

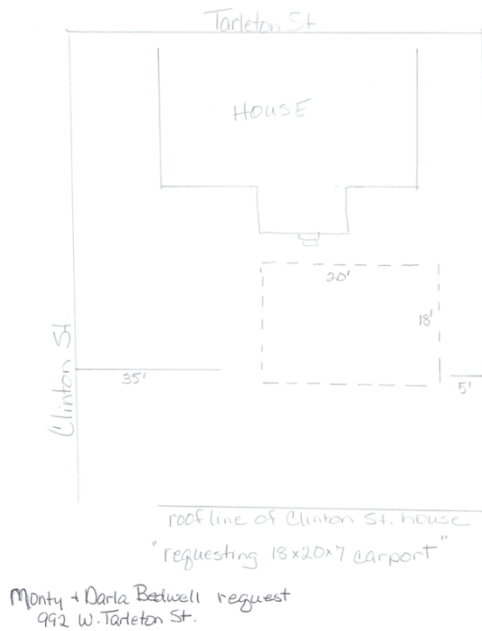
DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Bedwell is requesting a variance for a 14' reduction of the required 25' rear setback for the construction of a 18x20x7 carport. The image below depicts the approximate location of the carport (not drawn to scale). If approved, staff will verify the carport does not encroach the setback more than the amount requested.





Section 154.21.3.C

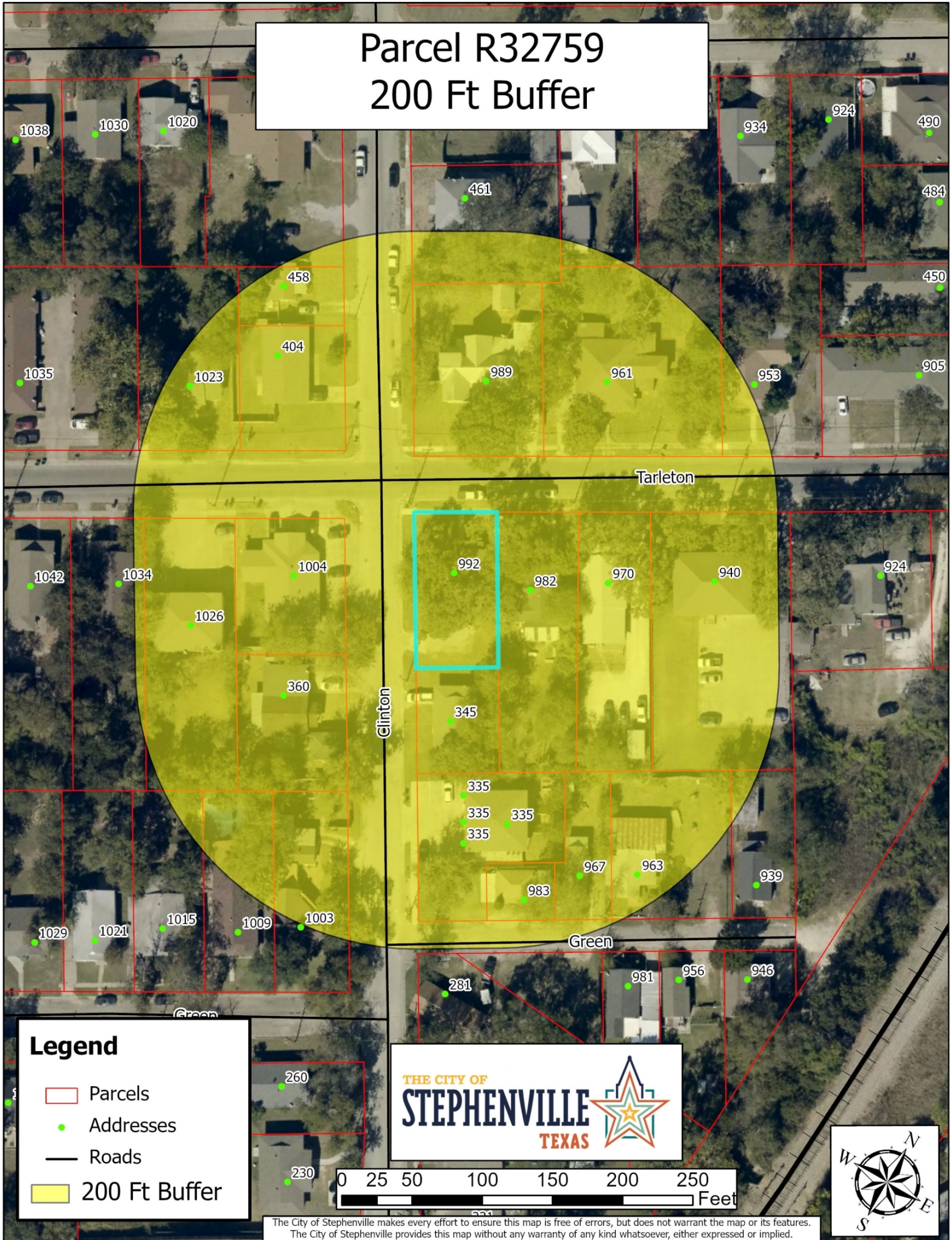
Variance for the Construction of a Carport

- (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

Parcel R32759 200 Ft Buffer



Sloan

Parcel R32759

Current Zoning - R3 Multifamily

924

1038

461

458

404

1035

1023

989

961

953

Tarleton

1042

1034

1004

1026

360

Clinton

992

982

970

940

924

345

335

335

335

335

967

963

939

983

Green

281

981

956

946

260

230

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

TEXAS



0 25 50 100 150 200 250 Feet

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Sloan

Parcel R32759

Future Land Use - Community Core

924

1038

461

458

404

1035

1023

989

961

953

Tarleton

1042

1034

1004

1026

360

992

982

970

940

924

Clinton

345

335

335

335

335

967

963

939

983

Green

281

981

956

946

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

TEXAS



260

230

0 25 50 100 150 200 250 Feet

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Parcel R32759 Water & Sewer Utilities



Legend

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

THE CITY OF
STEPHENVILLE
TEXAS

0 25 50 100 150 200 250 Feet



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Parcel R32759

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000032790	989 TARLETON	6 + 6 HOUSING CORPORATION	1851 CARROLL FANCHER WAY APT 416	COLLEGE STATION	TX	77845
R000032759	992 TARLETON	BEDWELL MONTY C	3377 FM914	STEPHENVILLE	TX	76401
R000032781	968 SLOAN	FORSON CARLA	968 SLOAN	STEPHENVILLE	TX	76401-0000
R000032769	939 GREEN	GUERRERO JOSE MANUAL JR	939 W GREEN	STEPHENVILLE	TX	76401
R000032762	970 TARLETON	GUSTAVSEN PROPERTIES LLC	515 TENNYSON DR	STEPHENVILLE	TX	76401
R000032789	961 TARLETON	HARDY BEVERLY AND STEPHANIE GARZA	961 W TARLETON	STEPHENVILLE	TX	76401
R000032780	461 N CLINTON	INMAN FATIMA M	461 N CLINTON	STEPHENVILLE	TX	76401
R000032763	940 W TARLETON	JONES VARDIA LOREE (LIFE ESTATE)	4830 CR344	EARLY	TX	76802
R000032761	982 TARLETON	JUNGE SHELBY	1784 CR402	NEMO	TX	76070
R000032775	983 GREEN	LINAN CRISTIAN ALLAN	983 W GREEN ST	STEPHENVILLE	TX	76401
R000032771	963 GREEN	LOERA JOSE ANGEL	963 W GREEN ST	STEPHENVILLE	TX	76401
R000032849	404 CLINTON	MANIGOLD BLAINE (REVOCABLE LIFE ESTAE) & ROBERT	404 N CLINTON AVE	STEPHENVILLE	TX	76401
R000032868	1003 GREEN	MEDINA JESUS & ANTONIA	1003 W GREEN ST	STEPHENVILLE	TX	76401
R000032867	360 CLINTON	MUELLER MELINA	360 N CLINTON	STEPHENVILLE	TX	76401
R000032788	953 TARLETON	MURRAY JACK C	953 W TARLETON	STEPHENVILLE	TX	76401-0000
R000032851	1023 TARLETON	NELSON JOE F & LAURA DUNN	PO BOX2139	STEPHENVILLE	TX	76401
R000032773	335 CLINTON	NEWBY MILAM F	1506 PRESTON AVE	AUSTIN	TX	78703
R000032863	1034 W TARLETON	OLSEN DELANEY WINTER	1034 W TARELTON ST	STEPHENVILLE	TX	76401-5609
R000032869	1009 GREEN	ONEAL TALLEY JACK & MELODEE	1009 GREEN ST	STEPHENVILLE	TX	76401
R000032772	967 GREEN	RAMOS SONIA ELIZABETH	967 W GREEN ST	STEPHENVILLE	TX	76401
R000032847	480 CLINTON	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000032760	345 CLINTON	ROCKIN CP INVESTMENT GROUP INC	PO BOX1046	GODLEY	TX	76044
R000032850	458 CLINTON	SALAZAR FIDEL	1076 VANDERBILT	STEPHENVILLE	TX	76401
R000032864	1004 W TARLETON	SOUTHWESTERN RESIDENTIAL X 2023, LLC	105 EAST RD	STEPHENVILLE	TX	76401
R000032870	1015 GREEN	SPURLOCK BEVERLY IRENE	1015 GREEN	STEPHENVILLE	TX	76401
R000032866	1026 W TARLETON	TDN INVESTMENTS INC	PO BOX 201	STEPHENVILLE	TX	76401