



BOARD OF ADJUSTMENT

MEETING MINUTES
REGULAR MEETING
MAY 14, 2026

CALL TO ORDER

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, May 14, 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:

Board of Adjustment Place 1 JJ Conway
Board of Adjustment Place 2 Gabriel Wood
Board of Adjustment Place 4 Moumin Quazi
Board of Adjustment Place 5 Mary Beach-Mcguire
Board of Adjustment Alt 1 Walter Latham

Board Members Absent:

Board of Adjustment Place 3 Tina Virgin

Others Attending:

Steve Killen, Director of Development Services
Sarah Lockenour, City Secretary

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

CITIZENS GENERAL DISCUSSION

No one addressed the Board at this time.

APPROVAL OF MINUTES

1. Consider approval of minutes from April 30, 2026

MOTION by JJ Conway, second by Gabriel Wood, to approve the minutes from April 30, 2026, as presented. MOTION CARRIED unanimously with Mary Beach-McGuire abstaining.

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.

Director of Development Services Steve Killen gave the following report:

Mr. Kanute is requesting the variance as the newly constructed townhome as 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'.

Applicant Mr. Taylor Kanute addressed the Board regarding the variance.

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

Chairman Quazi entered into a Public Hearing at 4:06 PM.

No one spoke in favor or opposition regarding Application No.: V9733.

Chairman Quazi closed the Public Hearing at 4:06 PM.

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.

MOTION by Mary Beach-McGuire to approve Application No. V9733 as presented. MOTION CARRIED unanimously.

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.

Director of Development Services Steve Killen gave the following report:

Mr. Herron is requesting a variance for the construction of two carports. The Board, granting the variance as presented, will be allowing a 2' reduction of the 5' setback requirement and authoring two carports (accessory structures) on the property.

Applicant Mr. John Herron addressed the Board regarding the request.

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

Chairman Quazi entered into a Public Hearing at 4:11 PM.

No one spoke in favor or opposition regarding Application No.: V9720.

The Board did receive an emailed letter of support from neighbor Wes Bishop.

Chairman Quazi closed the Public Hearing at 4:12 PM.

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.

MOTION by Mary Beach-McGuire, second by JJ Conway, to approve Application No. V9720 as presented. MOTION CARRIED unanimously.

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.

Director of Development Services Steve Killen gave the following report:

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.

Applicant Mr. Dustin Hughes addressed the Board regarding the request.

**9. Public Hearing
Application No.: V9736**

Chairman Quazi entered into a Public Hearing at 4:18 PM.

No one spoke in favor or opposition regarding Application No.: V9736.

Chairman Quazi closed the Public Hearing at 4:19 PM.

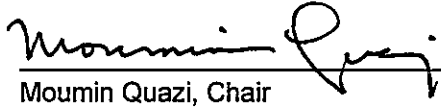
10. Application No.: V9736

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.

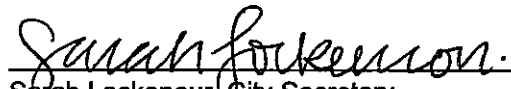
MOTION by Mary Beach-McGuire, second by Gabriel Wood, to approve Application No. V9736 as presented. MOTION CARRIED unanimously.

ADJOURN

Board Chair Quazi adjourned the Board of Adjustment at 04:21 PM


Moumin Quazi, Chair

ATTEST:


Sarah Lockenour, City Secretary