



Board of Adjustment
Regular Meeting

Thursday, August 13, 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 July 9, 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.

5. **Application No. V 9944**

Applicant Colby Pack, representing Solid Ace Holdings, LLC., and Robert Shaffer, is requesting a variance from Section 154.05.6.D.B relating to minimum lot dimensions for property located at 1376 McNeill, Parcel R33498, being block 6, Lot 12, of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.

6. **Public Hearing**
Application No. V 9944

7. **Application No. V 9944**

Consider approval of a variance from Section 154.05.6.D.B relating to minimum lot dimensions for property located at 1376 McNeill, Parcel R33498, being block 6, Lot 12, of the S6200 SOUTH SIDE ADDITION 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
JULY 9, 2026

CALL TO ORDER

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, July 9, 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
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

Commissioners Absent:

Board of Adjustment Place 3 Tina Virgin

Others Attending:

Steve Killen, Director of Development Services
Cynthia Warren, Commission Secretary

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

CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

APPROVAL OF MINUTES

1. Consider Approval of Minutes from June 11, 2026

Mary Beach McGuire requested the June 11, 2026 meeting minutes be amended to correct her name throughout the document.

MOTION by Mary Beach McGuire, SECONDED by JJ Conway, to approve the amended minutes from June 11, 2026 once corrections have been made. MOTION CARRIED by unanimous vote.

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.

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

Applicant Mr. Bedwell was not in attendance at this meeting to discuss his variance request with the Board of Adjustment.

Chairman Dr. Quazi called for a short recess to attempt to contact the applicant at 4:03pm.

3. **Public Hearing**
Application No.: V 9911

Applicant Monty Bedwell was not in attendance, therefore, no Public Hearing was conducted.

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.

MOTION by Dr. Moumin Quazi, SECONDED by JJ Conway, to reschedule Application V-9665b variance request to the next Board of Adjustments Meeting on August 13, 2026.
MOTION CARRIED by unanimous vote.

ADJOURN

Chairman Dr. Quazi adjourned the Board of Adjustment Meeting at 04:21 pm.

Moumin Quazi, Chair

ATTEST:

Cynthia Warren, Board Secretary

Board of Adjustment STAFF REPORT



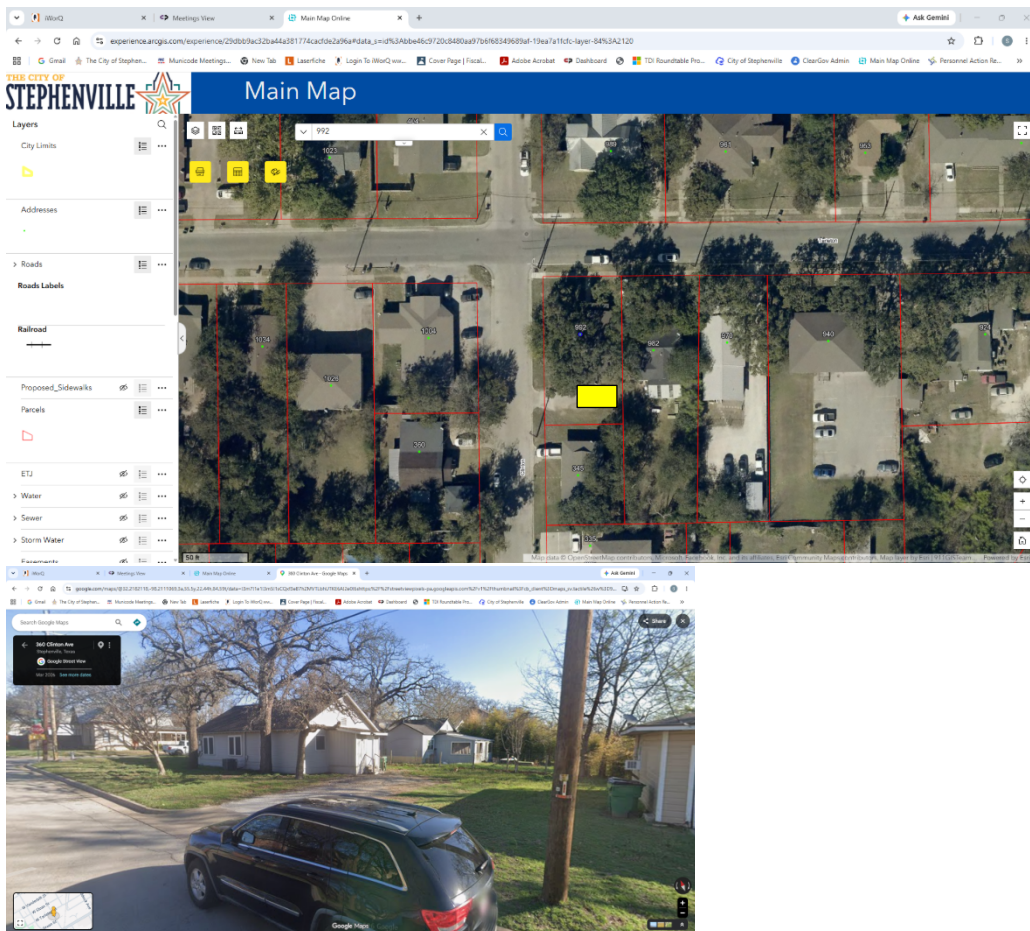
SUBJECT: Application No.: V 9911

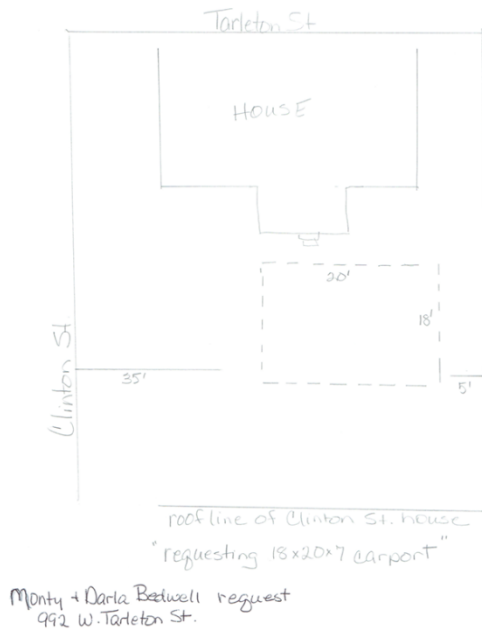
Applicant Monty Bedwell is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 992 W Tarleton St., Parcel R32759, being BLOCK 10; LOT 1 (Pt of) of the S5400 PARK PLACE ADDITION to the City of Stephenville, Erath County, Texas.

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

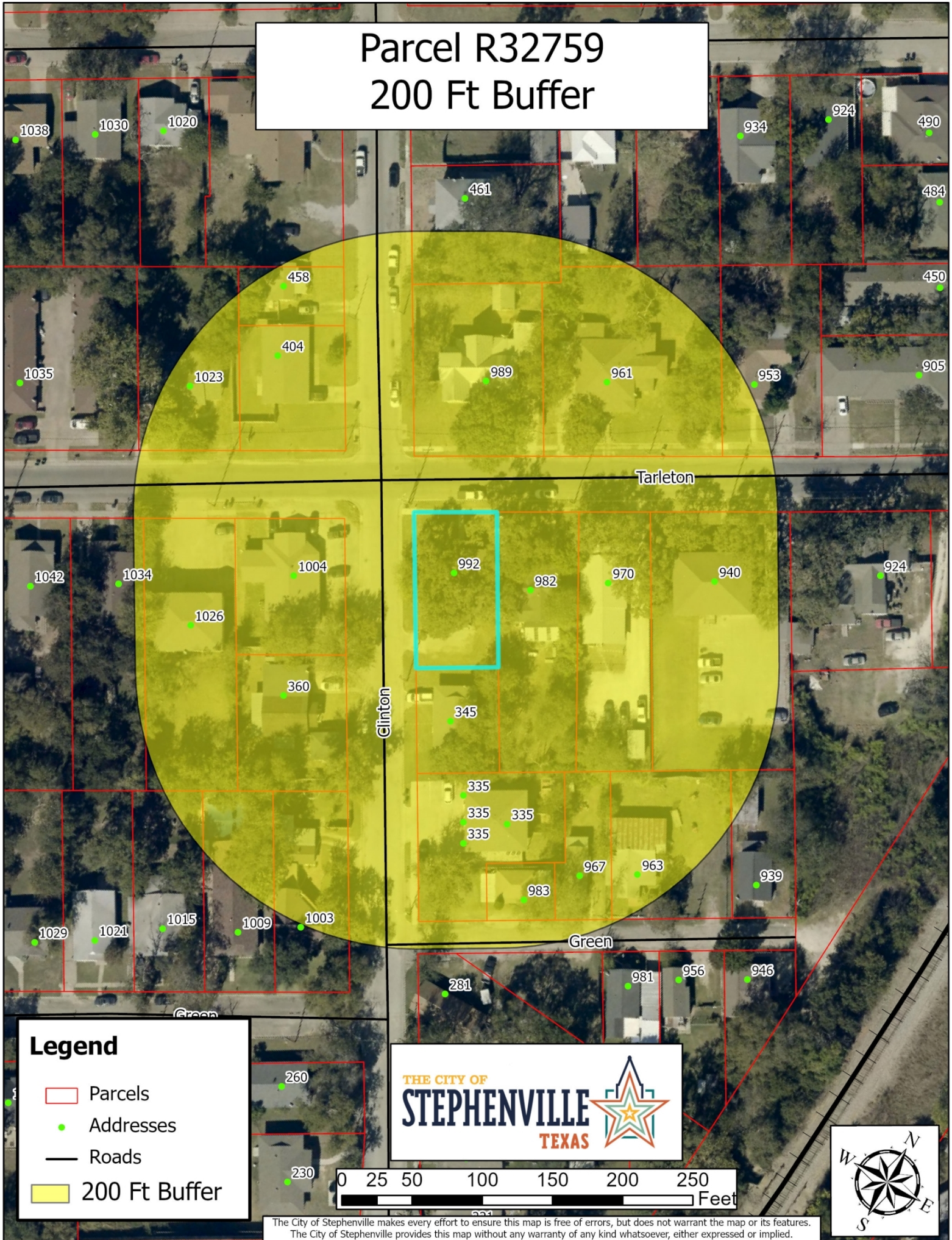
Variance for the Construction of a Carport

- (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



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.

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

Board of Adjustment STAFF REPORT



SUBJECT: Case No.: V2026-9944

Applicant Colby Pack, representing Solid Ace Holdings, LLC., and Robert Shaffer, is requesting a variance from Section 154.05.6.D.B relating to minimum lot dimensions for property located at 1376 McNeill, Parcel R33498, being block 6, Lot 12, of the S6200 SOUTH SIDE ADDITION of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment – August 13, 2026

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Pack is requesting an approximate 15' variance to allow the construction of duplex housing. The property is currently zoned R-3, which allows duplex housing as a permitted use. The property is platted with an approximate width of 60 ft. width. Duplex lots require a minimum of 75' across all zoning districts.

The Future land use of this property is designated as Town Center Mixed Use and Community Core, which allow for “residential uses” and “diverse housing,” respectively.



Sec. 154.05.6. Multiple family residential district (R-3).

(B) *Two-to-four family.*

- (1) Minimum lot area: 7,500 ft² for two dwelling units, plus 1,000 ft² for each additional dwelling unit.
- (2) Minimum lot width and lot frontage: 75 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: six feet.
 - (b) Corner lot: 25 feet from intersecting side street.

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 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;

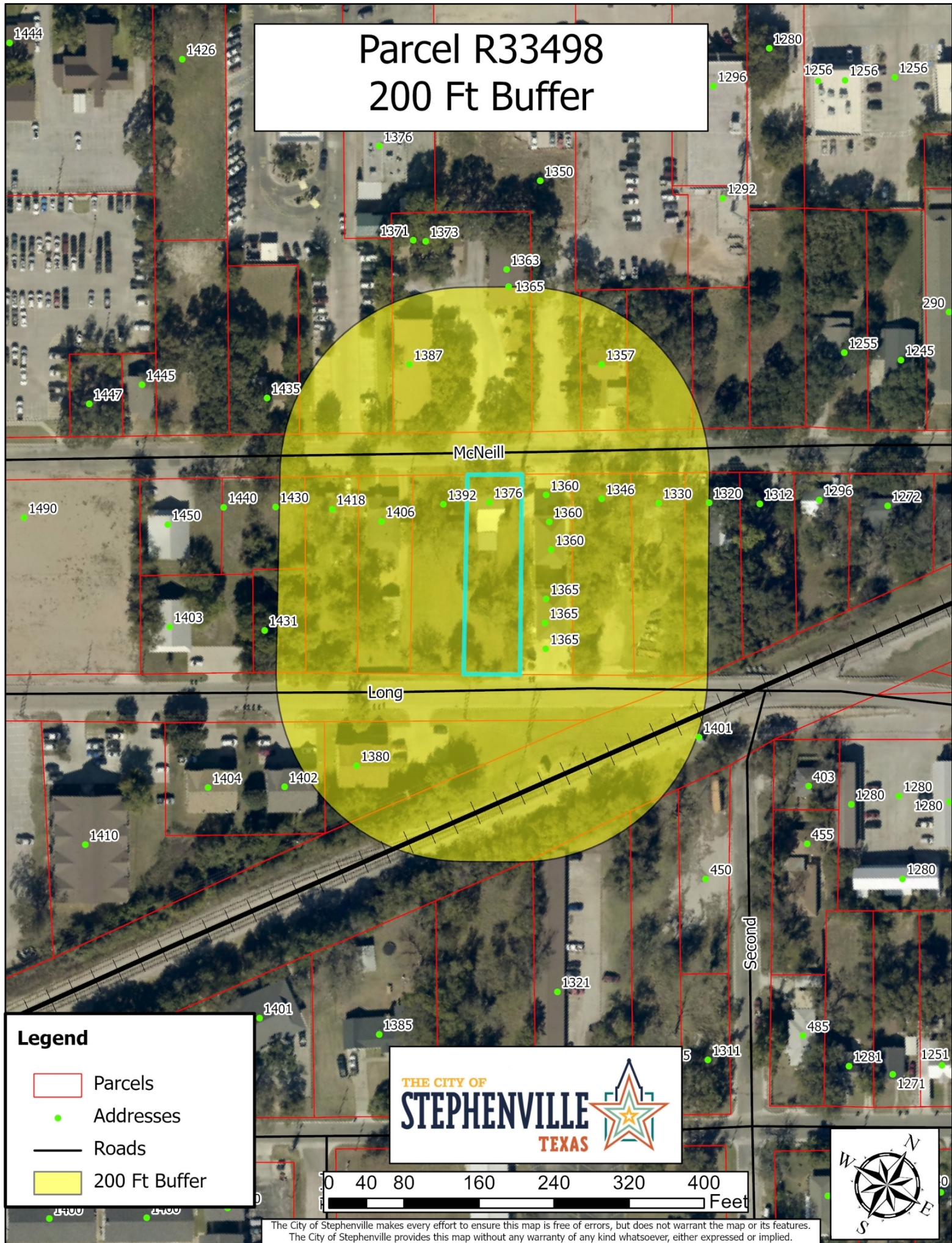
c. The City Staff's technical report on the appeal; and d. The Board's findings in its field inspection of the property.

(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

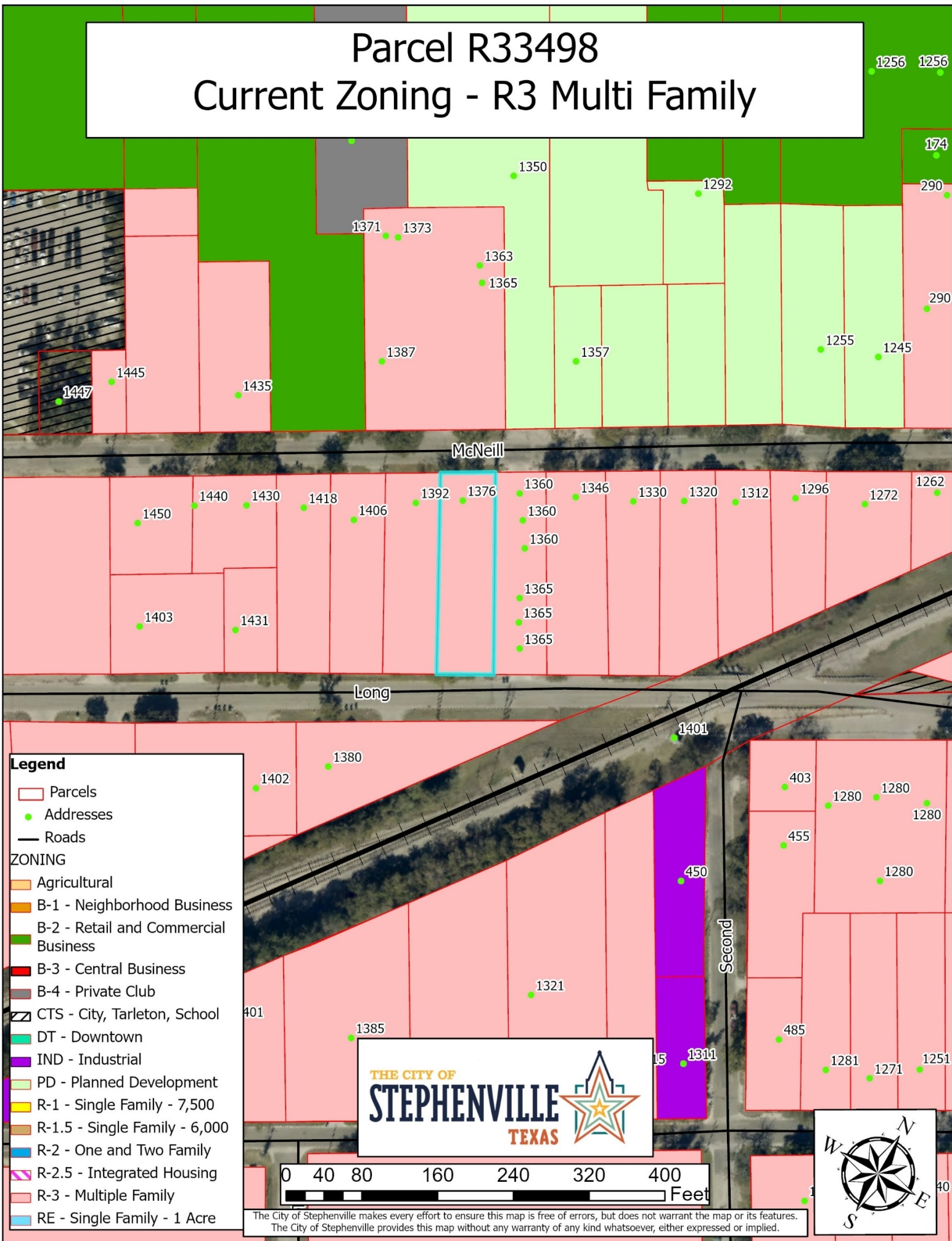
Parcel R33498 200 Ft Buffer



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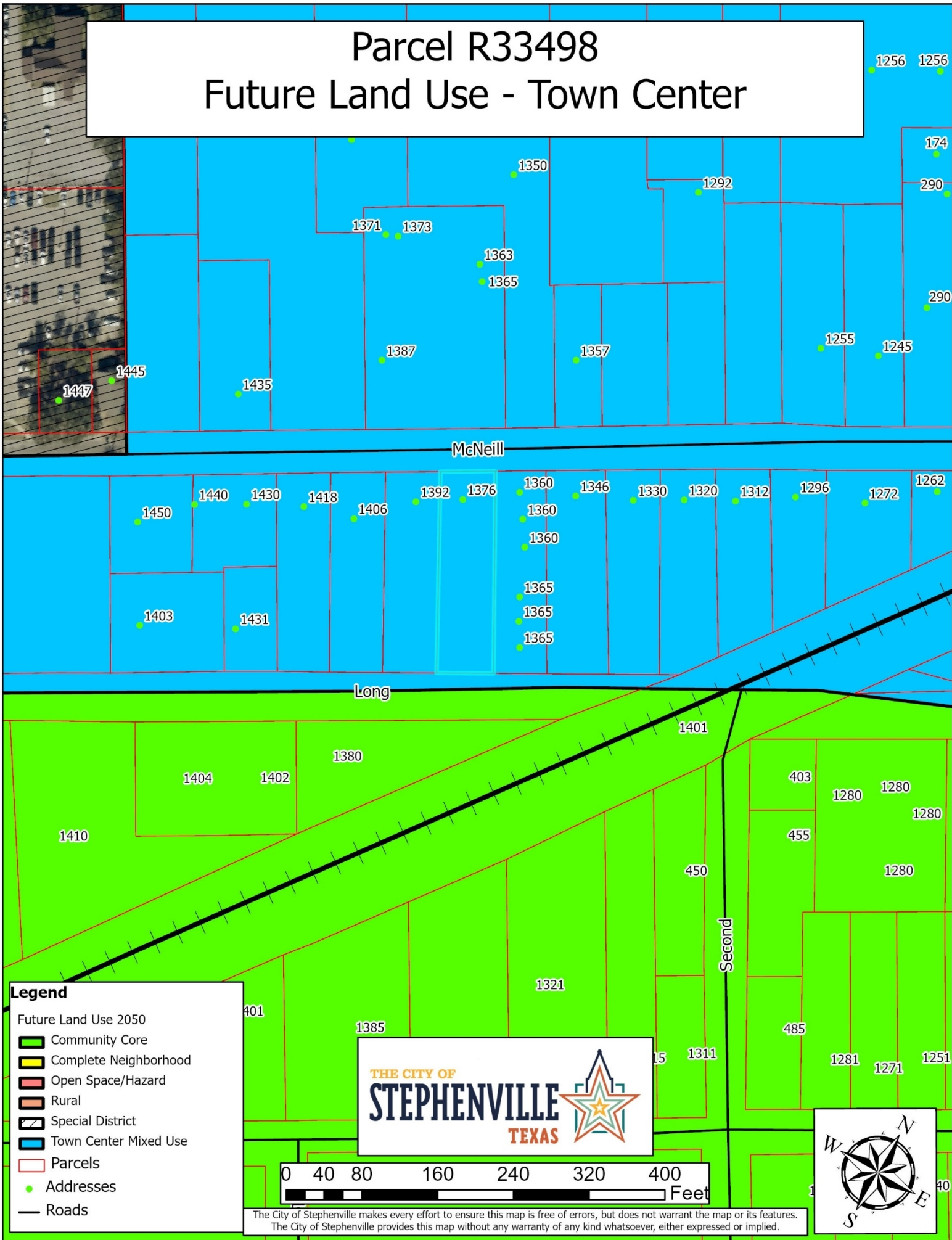
Parcel R33498

Current Zoning - R3 Multi Family



Parcel R33498

Future Land Use - Town Center



Parcel R33498 Water & Sewer Utilities



Parcel R33498

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033532	1315 SWAN	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033531	1321 W SWAN	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000030267	1435 W MCNEILL	BALLOW MICHAEL T	404 HERITAGE WAY	STEPHENVILLE	TX	76401
R000033493	1430 W MCNEILL	BRAMLETT ERNIE & JOYCE	1708 PR1113	STEPHENVILLE	TX	76401
R000033500	1346 MCNEILL	DILLON KARI	68260 NEOLA AVE	BRIDGEPORT	OH	43912
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000033530	1365 SWAN ST	J & C BACHUS FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401
R000030269	1357 MCNEILL	MARTINELLI CHRIS & DEANNE MARTINELLI	5155 RANCHO LALOMA LINDA DR	PASO ROBLES	CA	93446
R000030257	1416 W WASHINGTON	MCDONALDS REAL ESTATE COMPANY	110 N CARPENTER ST.	CHICAGO	IL	60607
R000033495	1418 MCNEILL	PATTON SHARON RUTH	1418 W MCNEILL	STEPHENVILLE	TX	76401
R000033502	1320 W MCNEILL	POPE KELLY MICHELLE AND JONATHON DAVID WRIGHT	1320 W MCNEIL	STEPHENVILLE	TX	76401
R000033499	1360 W MCNEILL	SEVENTY-EIGHT DEVELOPMENT LLC	2208 KELLER BAY CT	FRIENDSWOOD	TX	77546
R000033498	1376 MCNEILL	SHAFFER ROBERT D	5170 CR179	STEPHENVILLE	TX	76401
R000033494	1431 LONG	SMITH DONNIE R	1431 W LONG ST	STEPHENVILLE	TX	76401-0000
R000033501	1330 MCNEILL	STARR STEPHANIE	1330 W MCNEIL ST	STEPHENVILLE	TX	76401
R000033528	1380 W LONG	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000073705	1404 W LONG	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000030271	1345 MCNEILL	TSU CATHOLIC LLC	201 MAIN ST SUITE 1198	FORT WORTH	TX	76102
R000030270	1353 MCNEILL	TSU CATHOLIC LLC	201 MAIN ST SUITE 1198	FORT WORTH	TX	76102
R000030251	1350 W WASHINGTON	TSU CATHOLIC LLC	201 MAIN ST SUITE 1198	FORT WORTH	TX	76102
R000033496	1406 MCNEILL	WALDRON ROBERT CHARLES	16886 FM847	DUBLIN	TX	76446
R000033497	1392 MCNEILL	WALDRON BOB & CARLA	16886 FM847	DUBLIN	TX	76446
R000030268	1361 W MCNEILL	WITHOUT A PADDLE INVESTMENTS LLC	205 E FREY, SUITE 201	STEPHENVILLE	TX	76401