



Board of Adjustment
Regular Meeting

Thursday, September 10, 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 Meeting Minutes from August 13, 2026.

REGULAR AGENDA

2. **Application No.: V - 10038**
Applicant Israel Perez is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 2110 W Mimosa Lane, Parcel R34559, being BLOCK 1; LOT 1 (Pt of) of the S7000 WEST OAKS ADDITION to the City of Stephenville, Erath County, Texas.
3. **Public Hearing**
Application No.: V - 10038
4. **Application No.: V - 10038**
Consider approval of a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 2110 W Mimosa Lane, Parcel R34559, being BLOCK 1; LOT 1 (Pt of) of the S7000 WEST OAKS 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
AUGUST 13, 2026

CALL TO ORDER

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, August 13, 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. Moumin Quazi called the Board of Adjustment to order at 4:00 PM.

CITIZENS GENERAL DISCUSSION

There was no discussion at this meeting.

APPROVAL OF MINUTES

1. Consider Approval of Minutes from July 9, 2026

MOTION by Mary Beach McGuire, SECONDED by JJ Conway, to approve the minutes from July 9, 2026, as presented. MOTION CARRIED by unanimous vote 5:0.

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. If approved, staff will verify the carport does not encroach the setback more than the amount requested.

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

Chairman Dr. Moumin Quazi opened the Public Hearing at 4:06pm.

No one spoke in favor or opposition regarding Application No. V 9911.

Chairman Dr. Moumin Quazi closed the Public Hearing at 4:06pm.

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 Mary Beach McGuire, SECONDED by Gabriel Wood, to approve Application No. V 9911 as presented. MOTION CARRIED by unanimous vote 5:0.

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.

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

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

Chairman Dr. Moumin Quazi opened the Public Hearing at 4:12pm.

No one spoke in favor or opposition regarding Application No. V 9944.

Chairman Dr. Moumin Quazi closed the Public Hearing at 4:12pm.

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.

MOTION by Mary Beach McGuire, SECONDED by JJ Conway, to approve Application No. V 9944, as presented. MOTION CARRIED by unanimous vote 5:0.

ADJOURN

Chairman Dr. Moumin Quazi adjourned the Board of Adjustment Meeting at 4:13pm.

Moumin Quazi, Chair

ATTEST:

Cynthia Warren, Board Secretary



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Moumin Quazi, Chair

ATTEST:

Cynthia Warren, Board Secretary

Board of Adjustment STAFF REPORT



SUBJECT: Application No.: V 10038

Applicant Israel Perez is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 2110 W Mimosa, Parcel R34559, being BLOCK 1; LOT 1 (Pt of) of the S7000 WEST OAKS ADDITION to the City of Stephenville, Erath County, Texas.

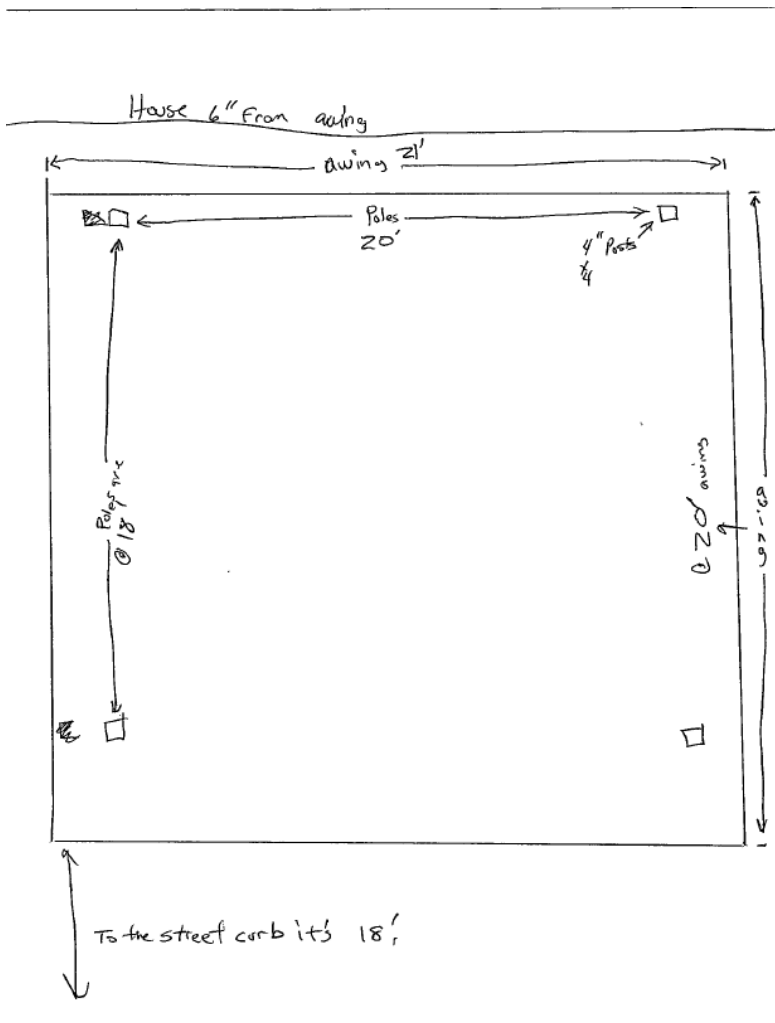
MEETING: Board of Adjustment – September 10, 2026

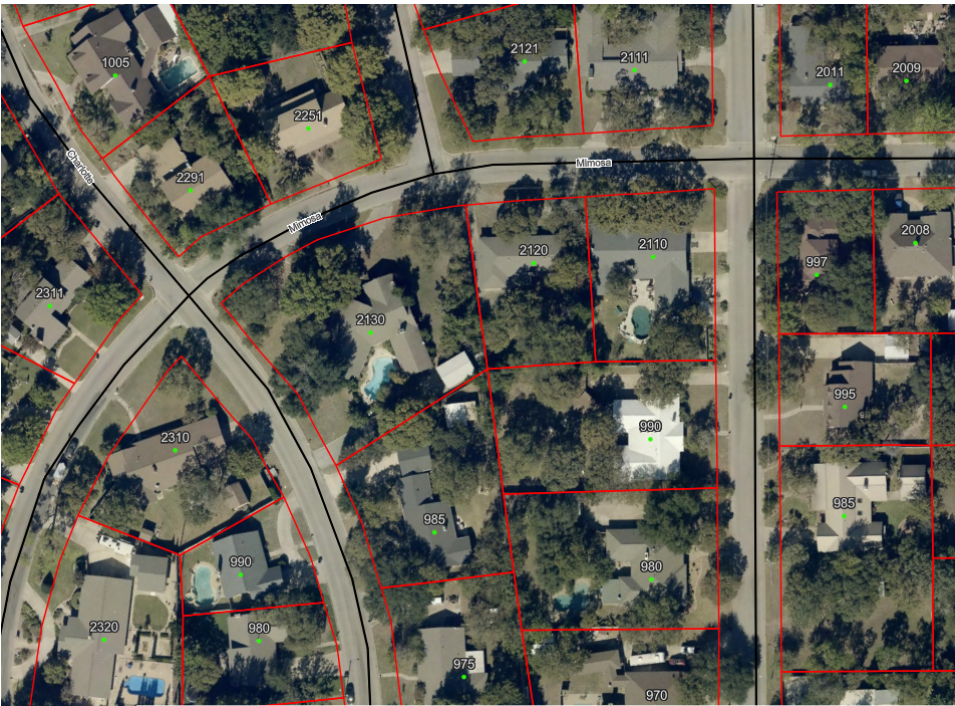
DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Perez is requesting a variance for a 7' reduction of the required 25' rear setback for the construction of a carport. The site plan is provided below as well as a GIS mapping and Google Maps image.





Section 154.21.3.C

Variance for the Construction of a Carport

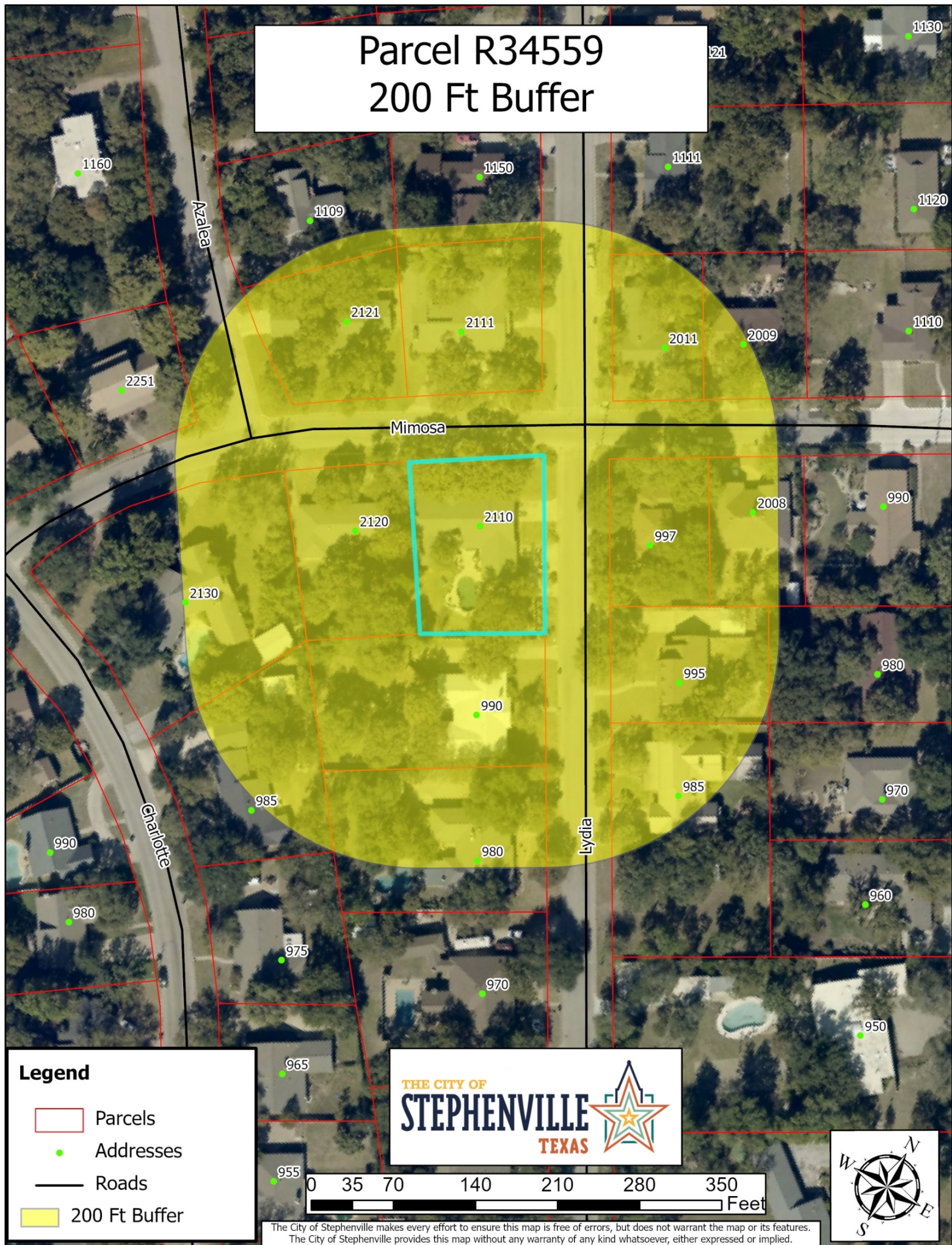
- (1) Granting a Variance without a Public Hearing:
 - a. Upon receipt of an application to construct a carport, the city manager or his designee shall determine the following:
 - i. The carport is compatible with the existing home and other homes in the neighborhood.
 - ii. The carport is within the 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:

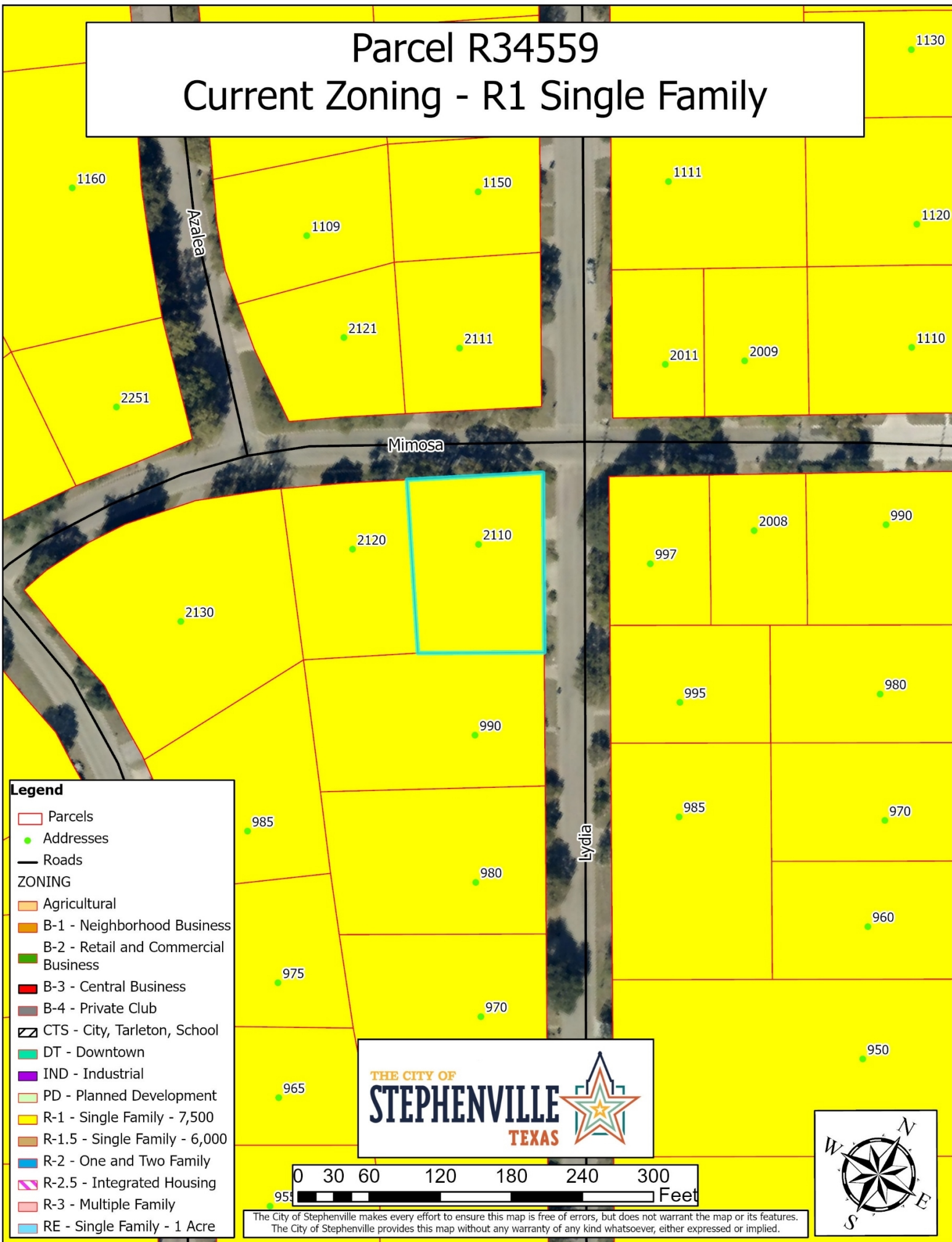
- 1. Approve the Variance Request
- 2. Deny the Variance Request

Parcel R34559 200 Ft Buffer



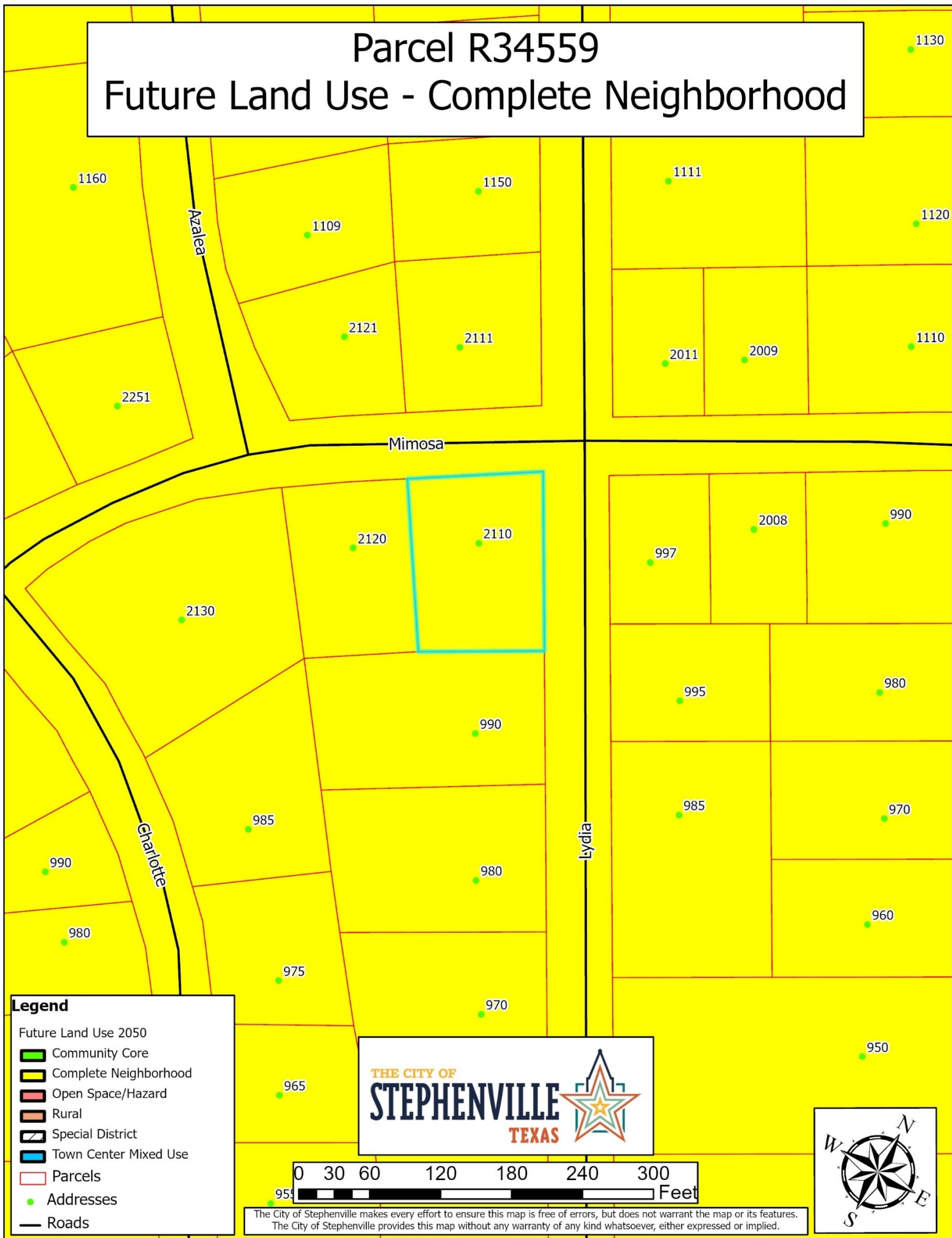
Parcel R34559

Current Zoning - R1 Single Family

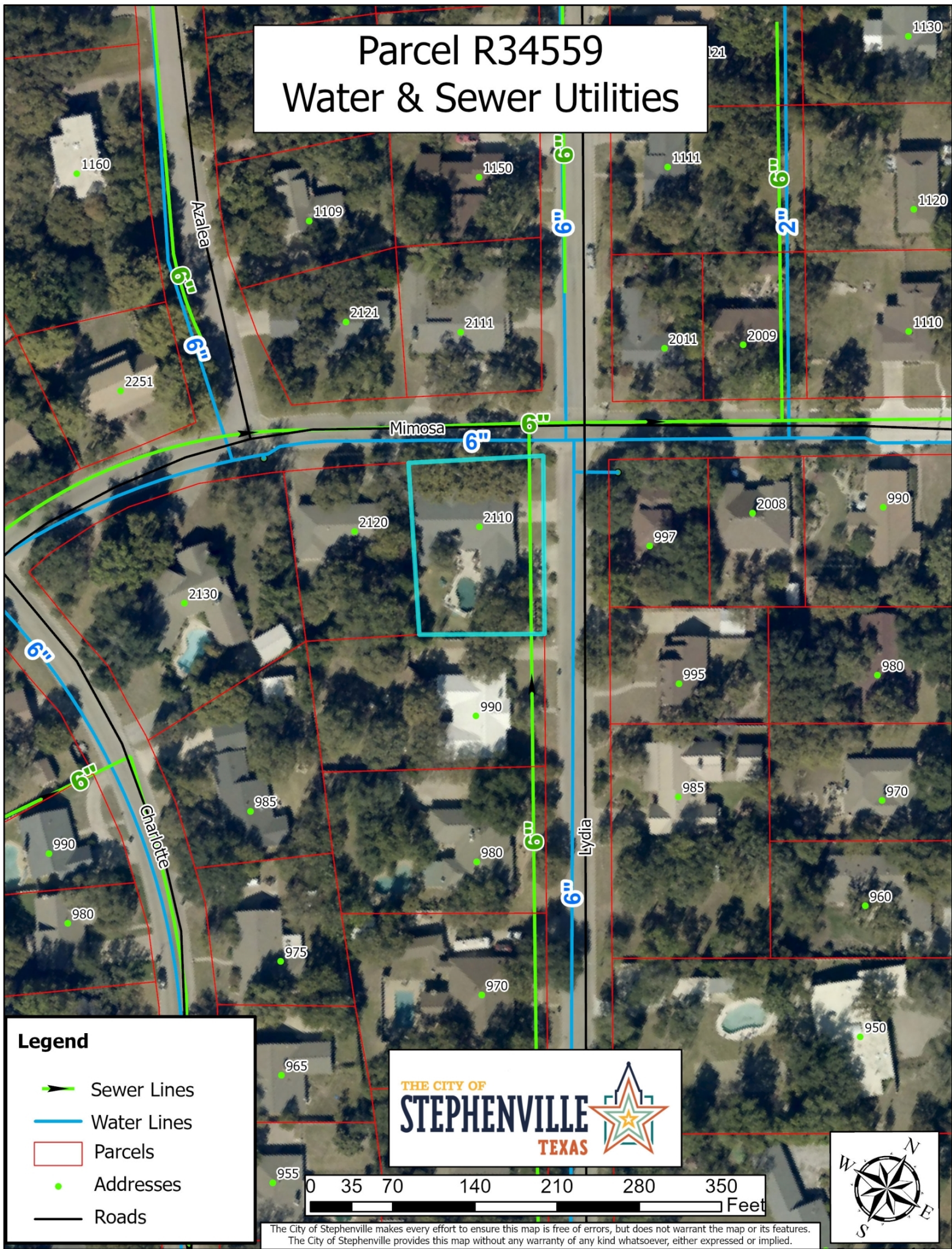


Parcel R34559

Future Land Use - Complete Neighborhood



Parcel R34559 Water & Sewer Utilities



Parcel R000034559

200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000034627	1150 N LYDIA	BARRIER KIMBERLY JEAN	1150 LYDIA	STEPHENVILLE	TX	76401
R000034630	1109 AZALEA	BEACH LINDA S	1109 AZAELA	STEPHENVILLE	TX	76401
R000030454	1111 N LYDIA	DORRIS KENNETH D	1111 LYDIA	STEPHENVILLE	TX	76401-0000
R000034628	2111 W MIMOSA	FENNER CHERYL	550 S HARBIN DR #187	STEPHENVILLE	TX	76401
R000034560	2120 W MIMOSA	JOHNSON PAMELA TATE & JOHN DAVID TATE JR	4901 MOSS ROCK TRAIL	GRANBURY	TX	76048-6421
R000030452	2011 W MIMOSA	LARUE DANIEL G & LORI S	2011 W MIMOSA LN	STEPHENVILLE	TX	76401
R000034561	990 N LYDIA	LOWERY IAN K	990 N LYDIA	STEPHENVILLE	TX	76401
R000034629	2121 W MIMOSA	MAY REVOCABLE TRUST	2121 W MIMOSA LANE	STEPHENVILLE	TX	76401
R000034571	985 N CHARLOTTE	MCWHORTER JOSHUA C	985 N CHARLOTTE	STEPHENVILLE	TX	76401
R000030446	995 N LYDIA	MILLS JAMES B & KIMBERLY J MILLS	995 N LYDIA	STEPHENVILLE	TX	76401
R000030449	2008 MIMOSA	OWENS SHERRY ANN & MARCUS A OWENS	16890 FM 16 E	WINONA	TX	75792
R000034559	2110 MIMOSA	PEREZ ISRAEL & LUPE	2110 W MIMOSA	STEPHENVILLE	TX	76401
R000034562	980 N LYDIA	SHOUSE ROBERT S & AIMEE D SHOUSE	980 N LYDIA	STEPHENVILLE	TX	76401
R000030451	2009 MIMOSA	SPARKS GARY LEE	655 LOWER TONK RD	GRAHAM	TX	76450
R000034615	2251 MIMOSA	STARBIRD ALISA TERRELL	PO BOX 1128	STEPHENVILLE	TX	76401
R000030443	980 N HARBIN DR	SUMMER MOON EQUITY, LP	189 RETA	STEPHENVILLE	TX	76401
R000030445	985 N LYDIA	WALKER BRIAN THOMAS	985 N LYDIA	STEPHENVILLE	TX	76401
R000030447	997 N LYDIA	WARMERDAM BRADLEY & MELODY WARMERDAM	997 N LYDIA ST	STEPHENVILLE	TX	76401
R000034570	2130 MIMOSA	WELLS BRYAN	1205 GLEN ROSE ROAD	STEPHENVILLE	TX	76401