



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, October 10, 2024 at 4:00 PM

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

MINUTES

1. Consider Approval of Minutes from August 8, 2024

REGULAR AGENDA

2. **Case No.: V2024-021**

Applicant Joel Allen Representing JB OPP, LLC, is Requesting a Variance to Section 154.05.6.D(B)(6)(b) "Minimum Side Setback" for Property Located at 749 Neblett, Parcel: R30821 of College Heights;, BLOCK 7;, LOT 1A, of the City of Stephenville, Erath County, Texas

3. **PUBLIC HEARING**

Case No.: V2024-021

4. Consider Approval of Variance to Section 154.05.6.D(B)(6)(b) "Minimum Side Setback" for Property Located at 749 Neblett, Parcel: R30821 of College Heights;, BLOCK 7;, LOT 1A, of the City of Stephenville, Erath County, Texas

5. **Case No.: V2024-022**

Applicant David Brumfield Representing Greyhouse Rentals LLC, is Requesting a Variance to Section 154.05.5.E(B)(2) "Minimum Lot Width and Lot Frontage" for Property Located at 727 Frey, Parcel: R28766 of BUTLER ADDITION;, BLOCK 2;, LOT 9A, of the City of Stephenville, Erath County, Texas

6. **PUBLIC HEARING**

Case No.: V2024-022

7. Consider Approval of Variance to Section 154.05.5.E(B)(2) "Minimum Lot Width and Lot Frontage" for Property Located at 727 Frey, Parcel: R28766 of BUTLER ADDITION;, BLOCK 2;, LOT 9A, 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

City Hall Council Chambers, 298 W. Washington
Thursday, August 08, 2024 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, August 08, 2024 at 4:00 PM, in the City Hall Council Chambers, 298 W. Washington, 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: Moumin Quazi, Chairperson
JJ Conway
Robert Nimmo
Tina Virgin
Mary Beach-McGuire (Arrived at 4:04 PM)

COMMISSIONERS ABSENT: None

OTHERS ATTENDING: Steve Killen, Director of Development Services
Jacey Wood, Deputy City Secretary

CALL TO ORDER

Chairman Quazi called the Board of Adjustment meeting to order at 4:00 PM.

CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

MINUTES

- 1. Consider Approval of June 13, 2024 Minutes

MOTION by JJ Conway, seconded by Robert Nimmo, to approve minutes as presented. MOTION CARRIED unanimously.

PUBLIC HEARING

- 2. Case No.: SE2024-001

Applicant Chris Brooks With Erath County Emergency Management, Representing Erath County Annex II Tax Office, is Requesting a Special Exception From Section 154.74.E.12, Related to 500' Buffer Radius

to Install a Radio Tower on a Non-Residential Zoned Parcel, for Property Located at 320 W College, Being Parcel R29285, S2600 City Addition,; Block 24,; Lots 1, 3, 4, Tax Office of The City Of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, presented this item to the commission.

Chairman Quazi opened the public hearing at 4:07 PM.

The following spoke in favor of:

City Manager, Jason King

Erath County Judge, Brandon Huckabee

Erath County Emergency Management Coordinator, Chris Brooks

The following spoke in opposition of:

Tom Schouten, 802 Prairie Wind.

Steve Killen read a letter of opposition, received via email, from Jacob Smitheal.

Chairman Quazi closed the public hearing at 4:31 PM.

MOTION by JJ Conway, second by Mary Beach-McGuire to approve Case No.: SE2024-001 as presented. MOTION CARRIED unanimously.

3. Case No.: SE2024-002

Applicant Chris Brooks With Erath County Emergency Management, Representing Erath County Annex II Tax Office, is Requesting a Special Exception From Section 154.74.E.2 Related to Radio Tower Height Requirements for Property Located at 320 W College, Being Parcel R29285, S2600 CITY ADDITION,; BLOCK 24,; LOTS 1, 3, 4, TAX OFFICE of The City Of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, presented this item to the commission.

Chairman Quazi opened the public hearing at 4:33 PM.

The following spoke in favor of:

City Manager, Jason King

Erath County Judge, Brandon Huckabee

Erath County Emergency Management Coordinator, Chris Brooks

No one spoke in opposition to Case No.: SE2024-002 at this time.

Steve Killen reminded the Commissioners about the letter of opposition from Jacob Smitheal.

Chairman Quazi closed the public hearing at 4:34 PM.

MOTION by Robert Nimmo, second by Tina Virgin, to approve Case No.: SE2024-002 as presented. MOTION CARRIED unanimously.

4. Case No.: SE2024-003

Applicant Chris Brooks with Erath County Emergency Management, Representing Erath County Annex II Tax Office, is Requesting a Special Exception From Section 154.74.E.4, Related to Radio Tower Setback Requirements For Property Located at 320 W College, Being Parcel R29285, S2600 CITY ADDITION,; BLOCK 24,; LOTS 1, 3, 4, TAX OFFICE of The City Of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, presented this item to the commission.

Letter of opposition was received via email from Jacob Smitheal.

Chairman Quazi opened the public hearing at 4:35 PM.

The following spoke in favor of:

Erath County Emergency Management Coordinator, Chris Brooks

No one spoke in opposition to Case No.: SE2024-003 at this time.

Steve Killen reminded the Commissioners about the letter of opposition from Jacob Smitheal.

Chairman Quazi closed the public hearing at 4:39 PM.

MOTION by Mary Beach-McGuire, second by Robert Nimmo, to approve Case No.: SE2024-003 as presented. MOTION CARRIED unanimously.

5. Case No.: V2024-016

Applicant Jay Emory is Requesting a Hearing Pursuant to Section 154.21.3.C – Variance for the Construction of a Carport for Property Located at 2190 Woodland, Parcel R29015, Being BLOCK E; LOT 10 of the S2500 Chamberlin Addition, City Of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, presented this item to the commission.

Mr. Emory is requesting a variance for the construction of a carport that will encroach into the 12' minimum depth from the edge of the main building that is a R-1 zoning district, Single Family Residential requirement. If approved, the 12 ft. requirement will be reduced to 5 foot in order for the applicant to have access between buildings. The applicant is also requesting a 4 ft. side setback variance which if approved, will reduce that setback to 1 foot.

Chairman Quazi opened the public hearing at 4:44 PM.

The following spoke in favor of:

Applicant Jay Emory

Letters of support were received from the following:

Penny Elliott of 1841 West Overhill Drive

Betty Everett

Chairman Quazi closed the public hearing at 4:46 PM.

MOTION by Mary Beach-McGuire, second by Tina Virgin, to approve Case No.: V2024-016 as presented. MOTION CARRIED unanimously.

6. Case No.: V2024-018

Applicant Joseph Borges Representing CJW Partners, LLC is Requesting a Variance from Section Sec.154.12-37 – Variance from Sign Regulations for Property Located at 200 W Washington, Parcel R29202, Being BLOCK 7; LOT H of The S2600 City Addition of The City Of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, presented this item to the commission.

Mr. Borges is requesting variances from the sign ordinance to place an additional projection sign on the property. This building is the former Rexall Drugstore. The existing sign will remain in place. The drawing and subsequent email submitted by Signs Express Plus indicate the sign will be 7' in diameter. It is unknown at this time how many additional feet will be added from the materials used to attach the sign to the building.

Chairman Quazi opened the public hearing at 4:50 PM.

The following spoke in favor of:

Applicant Joseph Borges of 120 Heritage Way

Lance Battenfield of 200 West Washington Street

No one spoke in opposition of Case No.: V2024-018

Chairman Quazi closed the public hearing at 5:02 PM.

MOTION by Robert Nimmo, second by JJ Conway, to approve Case No.: V2024-018 as presented.

MOTION CARRIED unanimously.

7. Case No.: V2024-019

Applicant Carol Gibson is Requesting a Variance from Section 154.05.3.D(3) "Minimum Lot Width" for Property Located at 210 Davis, Being Parcel R32654 of S5200 MCALISTER SECOND, Block 5, Lots 16 & 17 of The City of Stephenville, Erath County, Texas

Steve Killen, Director of Development Services, presented this item to the commission.

Ms. Gibson has recently purchased Lot 16 of parcel R32654 and is requesting a 4.46-foot variance relating to the lot width of 75' in order to build a single-family residential structure. The survey that has been submitted shows that the newly acquired lot is platted at approximately 70.54' of frontage along Davis. The current land use regulation requires 75' of frontage. The single-family home on lot 17 is currently 4.98 feet from the common boundary of lot 16 and 17. If approved, the new home constructed on Lot 16 will be required to meet the setbacks required of R-1 zoning.

Chairman Quazi opened the public hearing at 5:06 PM.

The following spoke in favor of:

Applicant Carol Gibson

No one spoke in opposition of Case No.: V2024-019.

Chairman Quazi closed the public hearing at 5:08 PM.

MOTION by Robert Nimmo, second by Mary Beach-McGuire, to approve Case No.: V2024-019 as presented. MOTION CARRIED unanimously.

8. Case No.: V2024-020

Applicant Dylan Davis is Requesting a Variance from Section Sec.154.12-50 – Variance from Sign Regulations for Property Located at 899 W Washington, Parcel R29577, Being BLOCK 62; LOT 1 of The S2600 City Addition of The City Of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, presented this item to the commission.

Ms. Davis is requesting a variance from the sign ordinance. The applicant is requesting a seven-foot variance to place a monument sign three feet off the property line. Monument signs are categorized as Free-Standing Signs and are required to be 10 feet from the property line.

Chairman Quazi opened the public hearing at 5:11 PM.

The following spoke in favor of:

Applicant Dylan Davis

No one spoke in opposition of Case No.: V2024-020

Chairman Quazi closed the public hearing at 5:16 PM.

MOTION by JJ Conway, second by Robert Nimmo, to approve Case No.: V2024-020 as presented.
MOTION CARRIED unanimously.

ADJOURN

Chairman Quazi adjourned the Board of Adjustment meeting at 5:18 PM.

APPROVED:

ATTEST:

Moumin Quazi, Chair

Jacey Wood, Deputy City Secretary

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 STAFF REPORT



Item 2.

SUBJECT: Case No.: V2024-002
Applicant Joel Allen, representing Brad Allen, is requesting a variance from Section 154.05.6.D(B)(6)(b) Minimum Width of Side Setback for a Corner Lot for property located at 749 Neblett, being Parcel R30821 being BLOCK 7; LOT 1A of the S2800 COLLEGE HEIGHTS of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

BACKGROUND:

On January 11, 2024, Mr. Allen requested a 5' variance relating to the corner lot width side setback of 25' to build a four-unit residential structure (resulting in a 20' setback). Mr. Allen is now requesting that variance be increased to 19', resulting in a 6' side setback along Shirley Street.

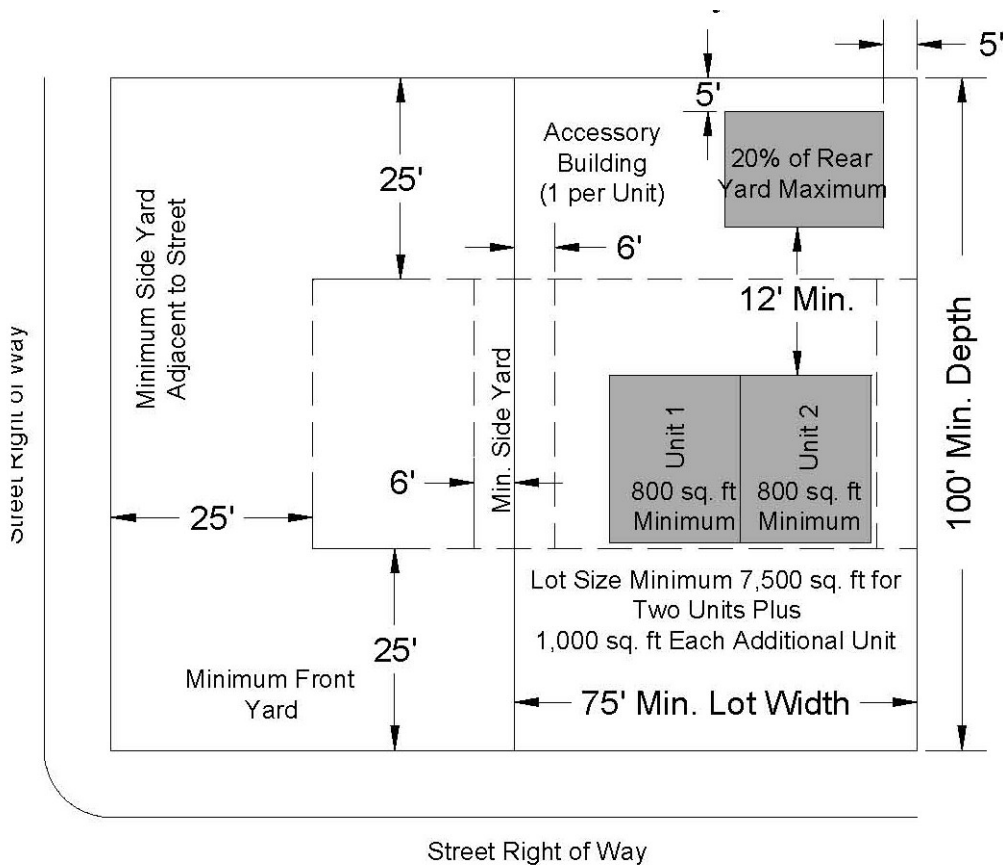
Mr. Allen further clarifies that the structure will be 16' from the street/curbline and that other structures in the area have similar placements.

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

(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.**
- (7) Building size:
 - (a) Maximum coverage as a percentage of lot area: 40%.
 - (b) Minimum area of each dwelling unit: 800 ft².
- (8) Accessory buildings:
 - (a) Maximum accessory building coverage of rear yard: 20%.
 - (b) Maximum area of each accessory building: 200 ft².
 - (c) Maximum number of accessory buildings: one per unit.
 - (d) Minimum depth of side setback: five feet.
 - (e) Minimum depth of rear setback: five feet.
 - (f) Minimum depth from the edge of the main building: 12 feet.
- (9) Maximum height of structures: 35 feet.

- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.



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.

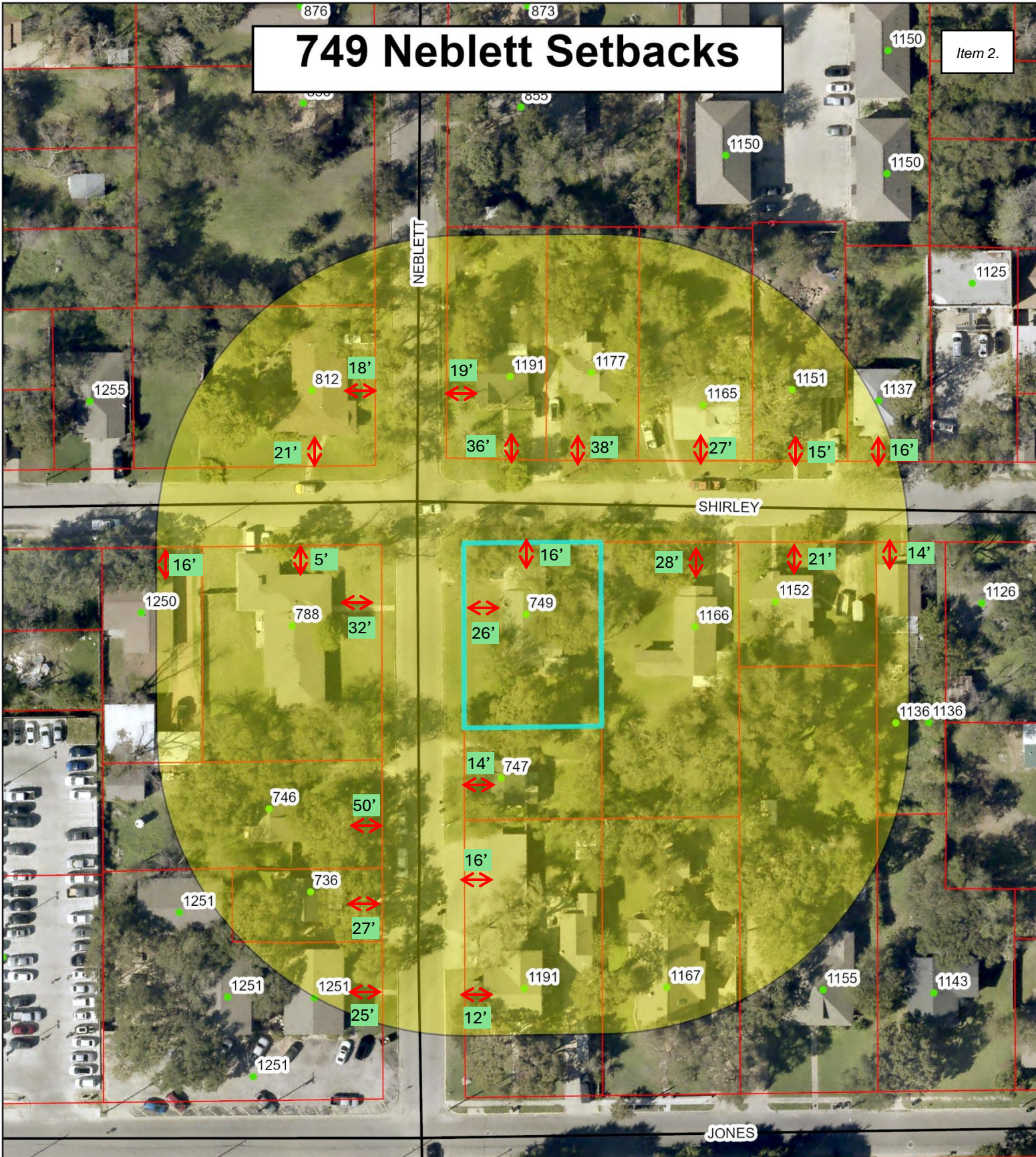
- (1) Before acting on an appeal for variance the Board shall consider:
 - a. The facts filed with the application;
 - b. The testimony presented at the public hearing on the appeal;
 - c. The City Staff's technical report on the appeal; and d. The Board's findings in its field inspection of the property.
- (2) The Board may grant an appeal, subject to such terms and conditions as it may fix, provided

ALTERNATIVES:

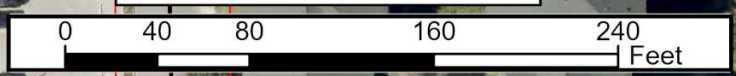
1. Approve the Variance Request
2. Deny the Variance Request

749 Neblett Setbacks

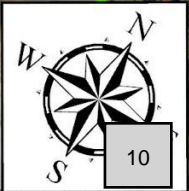
Item 2.



- Legend
- Addresses
 - Roads
 - Parcels
 - 200 Ft Buffer



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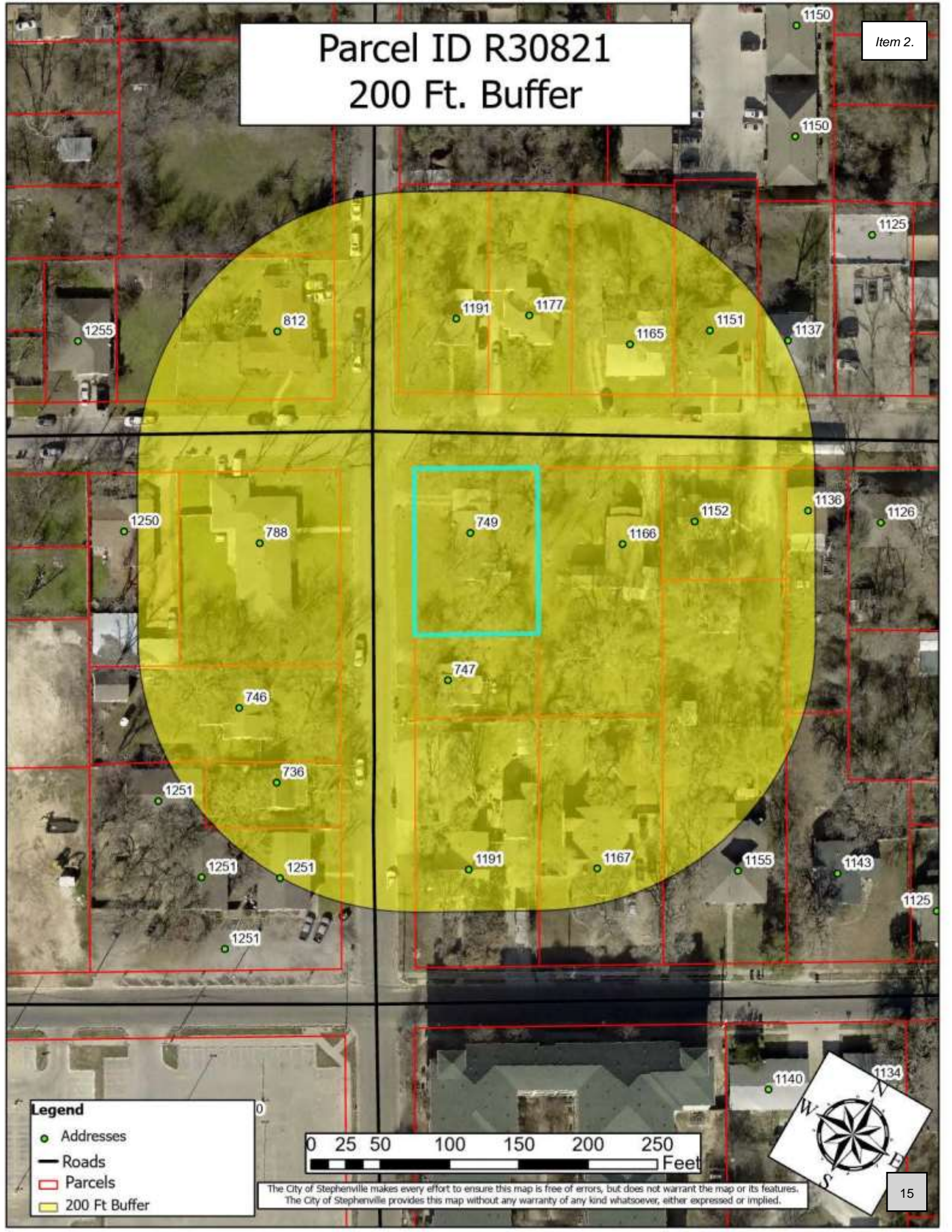
Item 2.





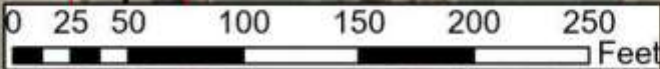
Parcel ID R30821 200 Ft. Buffer

Item 2.

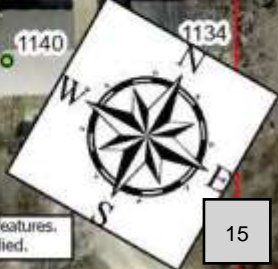


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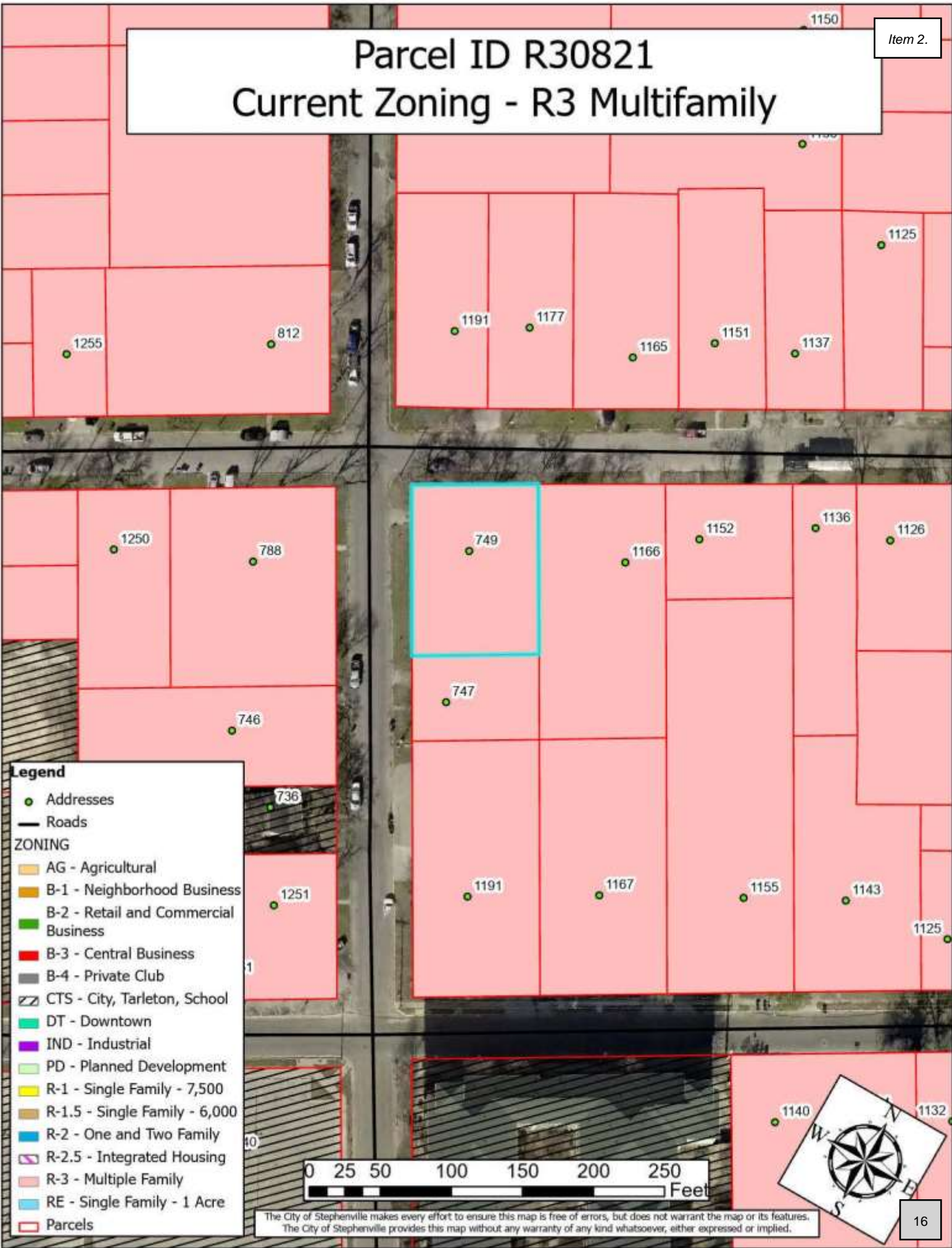
- Addresses
- Roads
- ▭ Parcels
- 200 Ft Buffer



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Parcel ID R30821 Current Zoning - R3 Multifamily



Legend

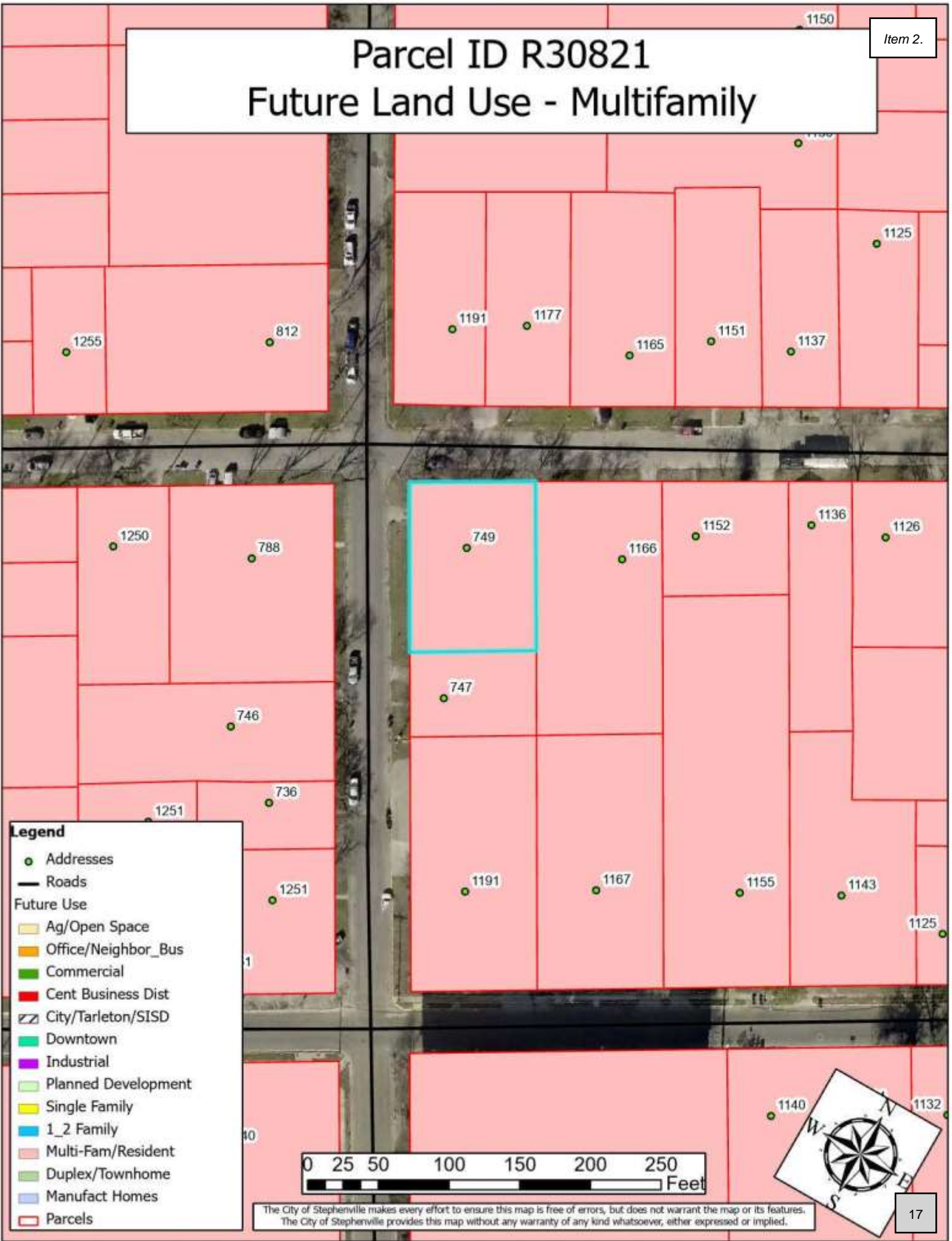
- Addresses
- Roads

ZONING

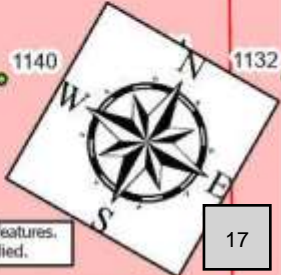
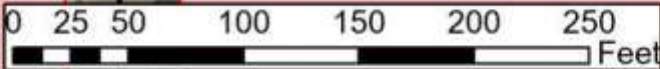
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tarleton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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

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Parcel ID R30821 Future Land Use - Multifamily

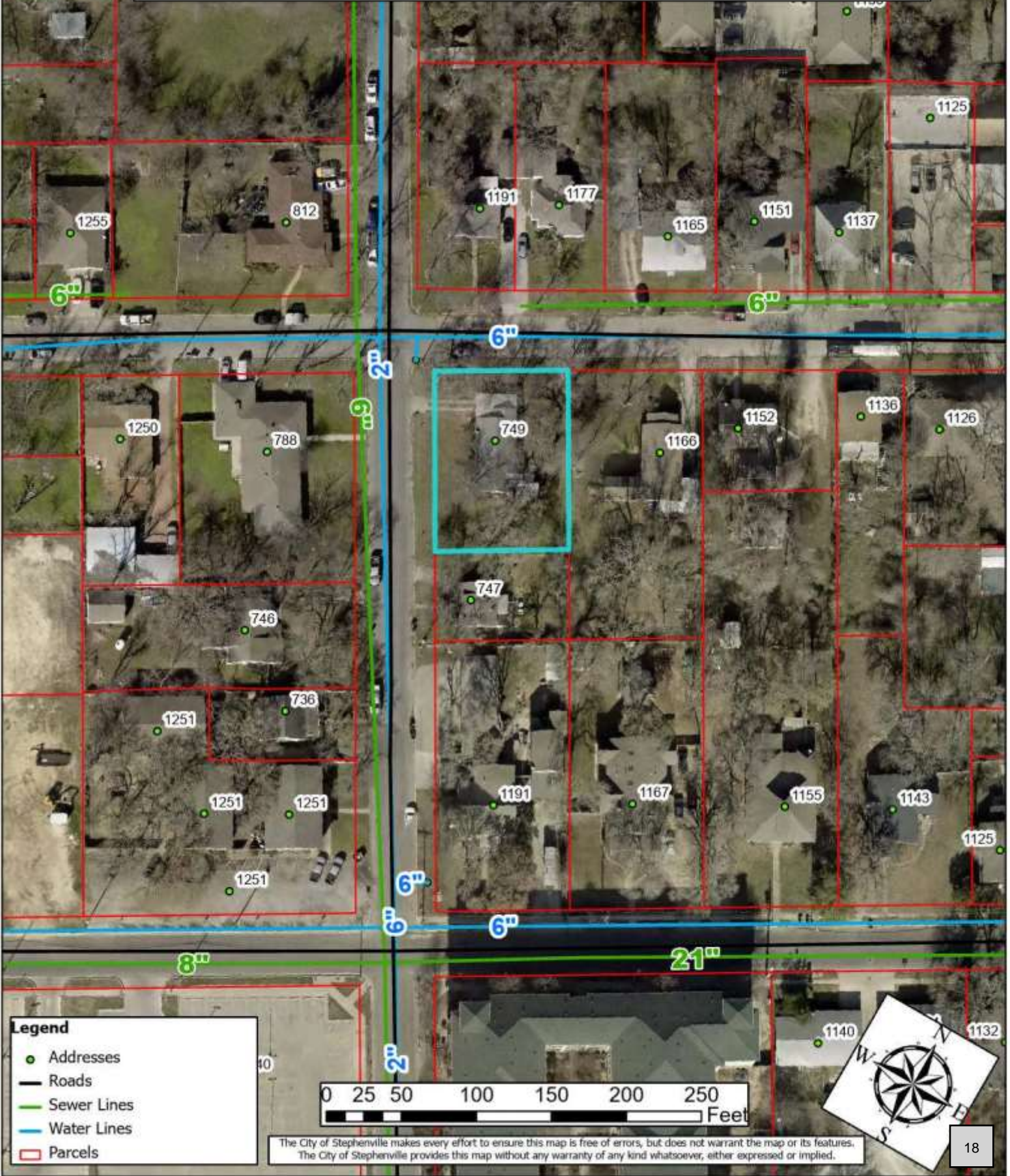


- Legend**
- Addresses
 - Roads
 - Future Use**
 - Ag/Open Space
 - Office/Neighbor_Bus
 - Commercial
 - Cent Business Dist
 - City/Tarleton/SISD
 - Downtown
 - Industrial
 - Planned Development
 - Single Family
 - 1_2 Family
 - Multi-Fam/Resident
 - Duplex/Townhome
 - Manufact Homes
 - Parcels



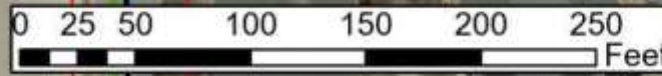
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Parcel ID R30821 Water & Sewer Utilities

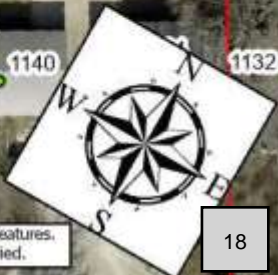


Legend

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



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Parcel R30821 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000030833	1191 JONES	BETA SIGMA ALUMNI ASSOC OF ALPHA GAMMA RHO	710 CR 513	STEPHENVILLE	TX	76401
R000060648	1150 SHIRLEY	BLEDSON BRENT	1495 N GRAHAM	STEPHENVILLE	TX	76401
R000030824	1155 W JONES	BLEDSON BRENT	1495 N GRAHAM	STEPHENVILLE	TX	76401
R000030815	736 NEBLETT	BOARD OF REGENTS OF THE TX A&M UNIVERSITY SYSTEM	301 TALLOW STREET 6TH FLOOR	COLLEGE STATION	TX	77840-7896
R000030748	856 NEBLETT	DRINNEN SHAUN C & LYNN ROBERTSON	12526 E CENTRAL AVE #1121	WICHITA	KS	67206
R000030814	1251 W JONES	ERATH COUNTY-UNIVERSITY HEIGHTS LP	2180 W SOUTH LOOP SUITE 4	STEPHENVILLE	TX	76401
R000030761	1137 SHIRLEY	GODWIN LEONOR ELENA	412 E FIRST ST	HICO	TX	76457
R000030822	747 NEBLETT	HOOVER BOBBY	2059 CR512	STEPHENVILLE	TX	76401
R000030821	749 NEBLETT	JB OPP, LLC	505 PR1082	STEPHENVILLE	TX	76401
R000030764	1177 SHIRLEY	JONES JAMES RICHARD	753 HUERTA VERDE RD	GLENDORA	CA	71741-2240
R000030825	1143 JONES ST	JONES WESLEY A & MARY KACI	544 N CLINTON	STEPHENVILLE	TX	76401
R000030750	812 NEBLETT	MAYO DOUGLAS R	812 N NEBLETT	STEPHENVILLE	TX	76401-0000
R000030763	1165 SHIRLEY	MCLEAN SETH	127 PARK DR	STEPHENVILLE	TX	76401
R000030831	1136 SHIRLEY	PACK ENTERPRISES, LLC	1250 CR273	STEPHENVILLE	TX	76401
R000030817	788 NEBLETT	ROCK HOUSE RESIDENTIAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000030762	1151 W SHIRLEY	RUSSELL JACOB RYAN	1151 W SHIRLEY ST	STEPHENVILLE	TX	76401-3046
R000030816	746 NEBLETT	SCHMID JOHN D	746 NEBLETT	STEPHENVILLE	TX	76401
R000030765	1191 SHIRLEY	STEEVES AUSTIN	215 SOUTH FORK DR	HUDSON OAKS	TX	76087-8765
R000030818	1250 SHIRLEY	STROEBEL WILLIAM BRENT	508 JEWELL ST	ALMA	NE	68920
R000030823	1166 SHIRLEY	VAUGHN KELLY LORRAINE	1166 W SHIRLEY	STEPHENVILLE	TX	76401
R000030834	1167 JONES	WHITE DANE R & MARNI M WHITE	1167 W JONES ST	STEPHENVILLE	TX	76401

Board of Adjustment STAFF REPORT



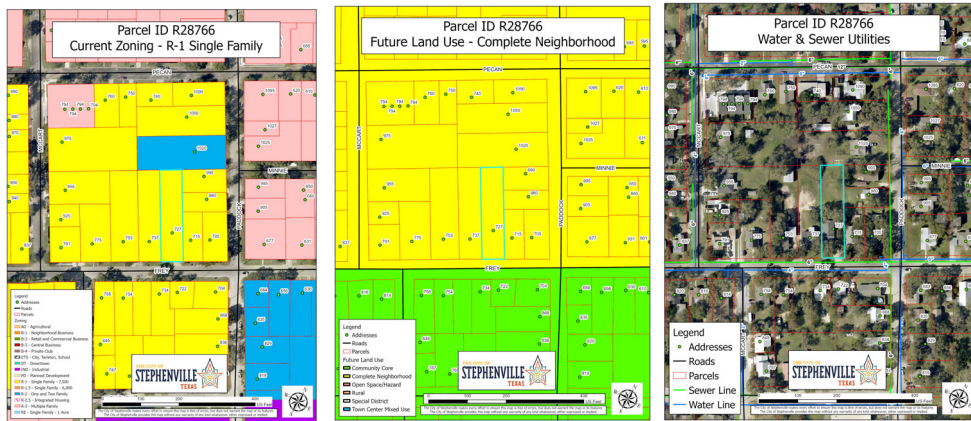
SUBJECT: Case No.: V2024-022
Applicant David Brumfield, representing Greyhouse Rentals, LLC., is requesting a variance from Section 154.05.5.E(B)(2) relating to minimum lot width and Lot frontage requirements for property located at 727 Frey, being Parcel R28766, BLOCK 2; LOT 9A of the Butler Addition to the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

BACKGROUND:

This property was recently rezoned from R-1, Single Family, to R-2, One and Two Family. The intended project is an addition to the existing home to convert the use of the existing home to a duplex. Duplex style housing will require 75x100 lot dimensions. This lot shows to have approximately 60' of frontage on Frey St. The variance request is to allow a reduction in the lot frontage to the width as currently platted.

Property Profile:



Complete Neighborhood

The Complete Neighborhood land use accommodates a mix of uses at a moderate density. A mix of housing types is encouraged to accommodate a range of residents. Local retail and service businesses are located on active corridors and parks and green spaces are integrated within the district.



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

(B) *Two-family.*

- (1) Minimum lot area: minimum of 7,500 ft² for two-family 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 154.21.1.1

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.

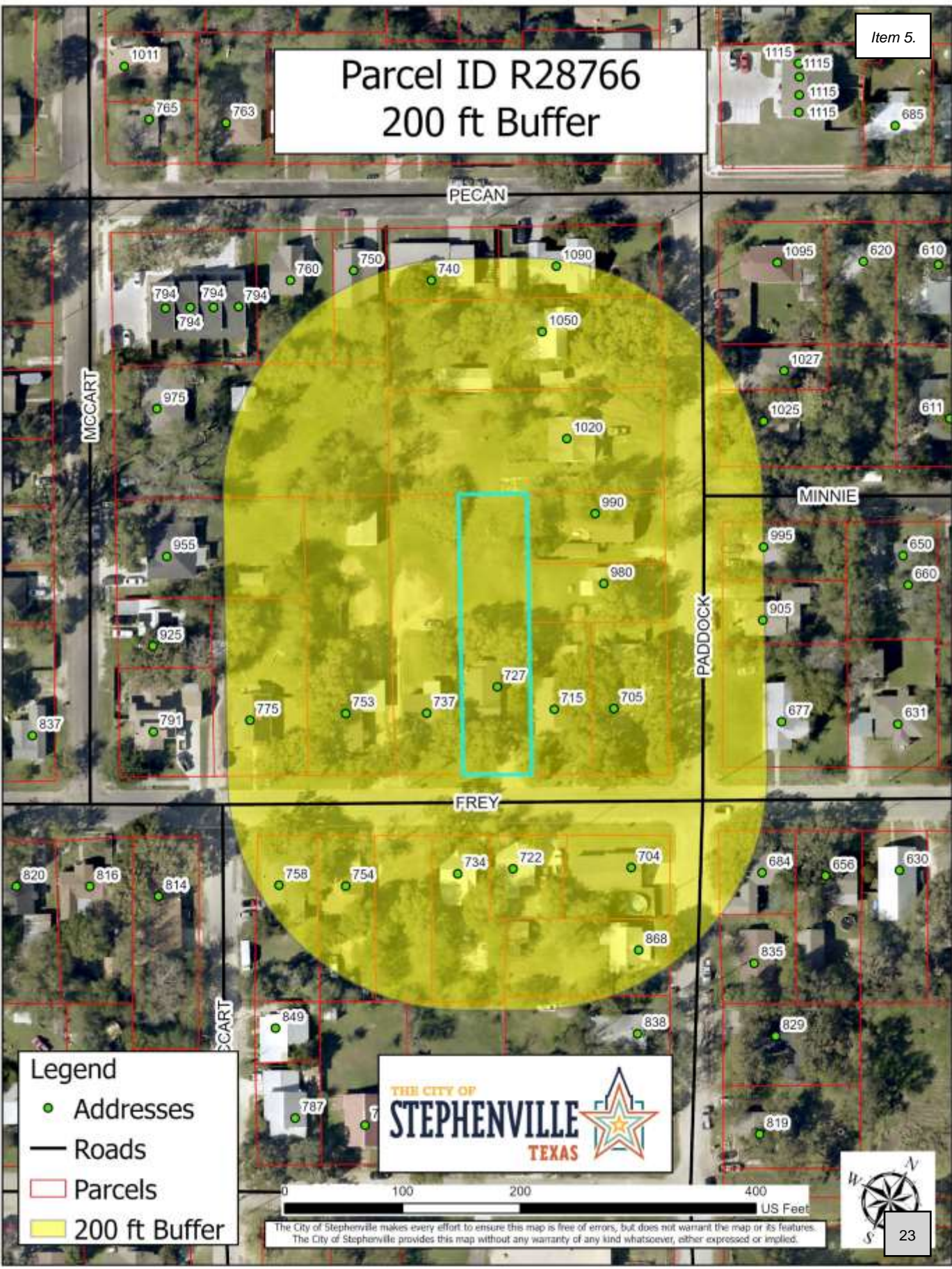
(2) The Board may grant an appeal, subject to such terms and conditions as it may fix, provided

ALTERNATIVES:

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

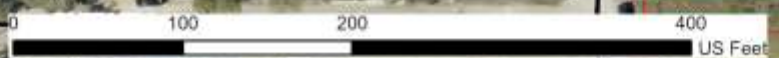
Item 5.

Parcel ID R28766 200 ft Buffer



Legend

- Addresses
- Roads
- ▭ Parcels
- 200 ft Buffer

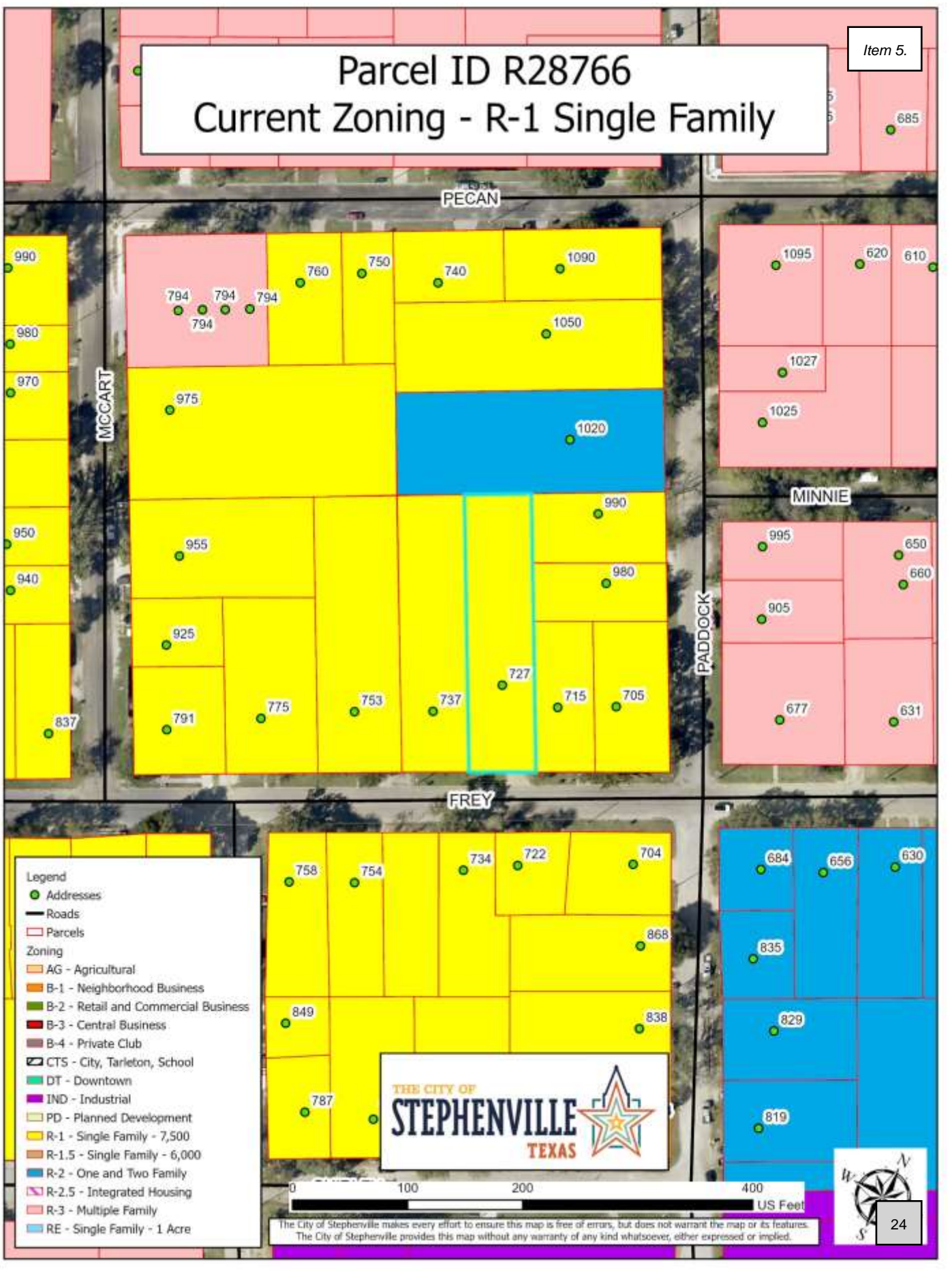


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Item 5.

Parcel ID R28766 Current Zoning - R-1 Single Family



MCCART

PECAN

MINNIE

PADDOCK

FREY

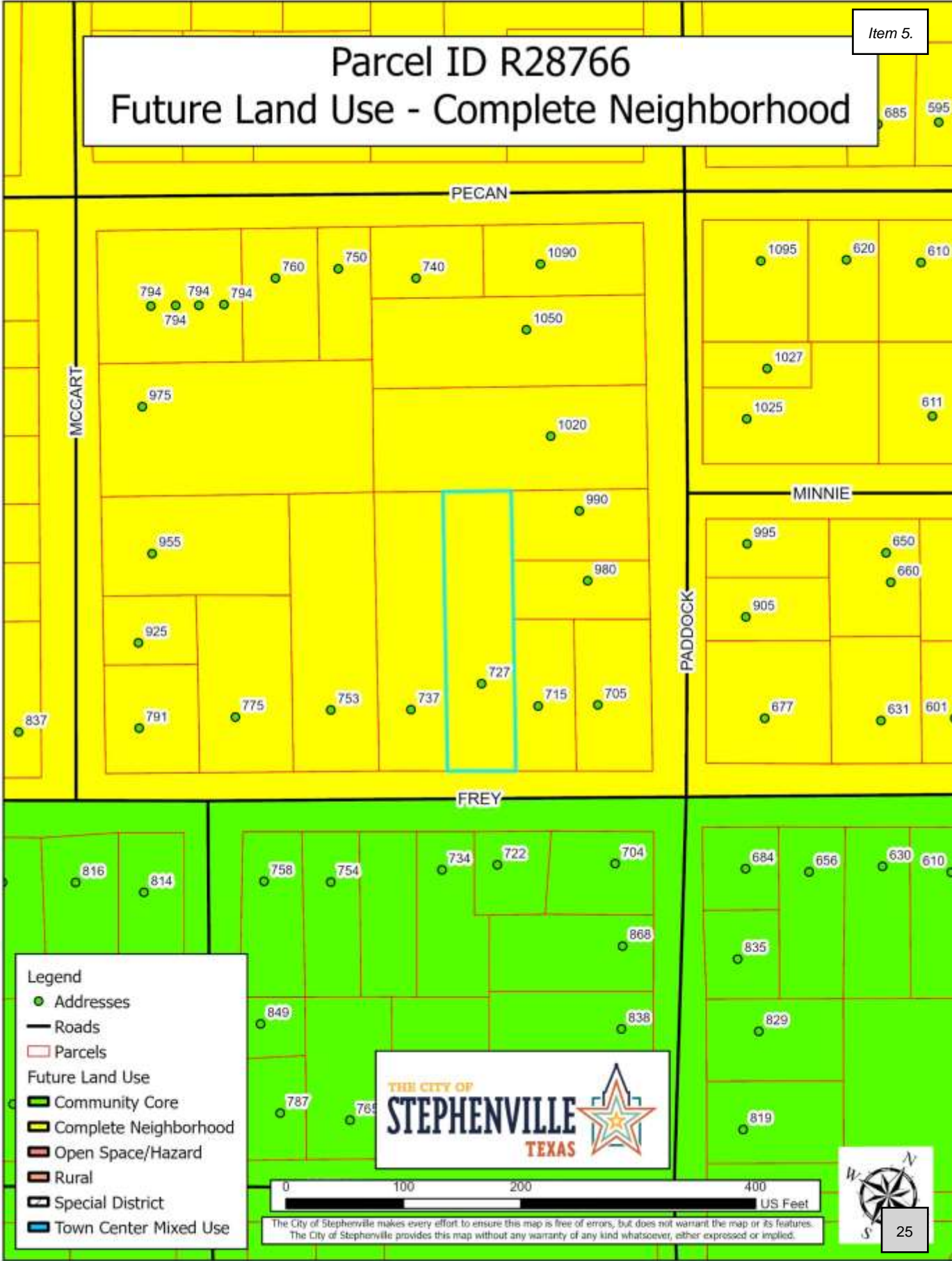
- Legend**
- Addresses
 - Roads
 - ▭ Parcels
 - Zoning**
 - AG - Agricultural
 - B-1 - Neighborhood Business
 - B-2 - Retail and Commercial Business
 - B-3 - Central Business
 - B-4 - Private Club
 - CTS - City, Tarleton, School
 - DT - Downtown
 - IND - Industrial
 - PD - Planned Development
 - R-1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



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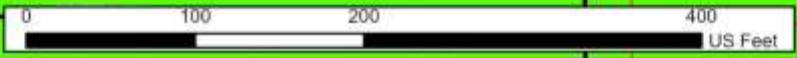


Parcel ID R28766 Future Land Use - Complete Neighborhood



Legend

- Addresses
- Roads
- Parcels
- Future Land Use**
- Community Core
- Complete Neighborhood
- Open Space/Hazard
- Rural
- Special District
- Town Center Mixed Use



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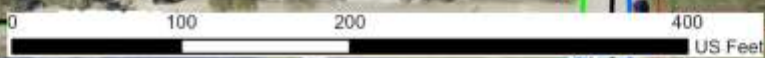


Parcel ID R28766 Water & Sewer Utilities



Legend

- Addresses
- Roads
- Parcels
- Sewer Line
- Water Line



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Parcel R28766

Item 5.

200 Ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000028756	1050 PADDOCK	ASHE VICTOR M & PRISCILLA %RIVERA SERENA D	1050 N PADDOCK	STEPHENVILLE	TX	76401
R000028754	1090 PADDOCK	AVELAR LOGAN TYLER	1090 N PADDOCK	STEPHENVILLE	TX	76401
R000028753	705 FREY	BARNETTE MICHAEL & ASHLYN	705 WEST FREY	STEPHENVILLE	TX	76401
R000028765	753 FREY	BOREN LESLIE CHARLES	753 W FREY	STEPHENVILLE	TX	76401
R000028793	995 PADDOCK	BROWN BOBBY	995 N PADDOCK	STEPHENVILLE	TX	76401
R000033304	868 N PADDOCK	CANO JOSE A JR & MARIA ELENA	868 N PADDOCK AVENUE	STEPHENVILLE	TX	76401
R000033290	734 FREY	DAVIDSON ELISABETH A & JEREMY NEAGLE	734 W FREY	STEPHENVILLE	TX	76401
R000028752	715 W FREY	DOLLARHIDE KIRSTEN	715 W FREY	STEPHENVILLE	TX	76401
R000028762	975 MCCART	DOWELL THURMAN	105 PASEO DEL PUEBLO NORTE	TAOS	NM	87571
R000033307	838 N PADDOCK	EDWARDS IRIS JEANE	838 NORTH PADDOCK	STEPHENVILLE	TX	76401
R000033286	704 FREY	EVERETT JILL A	704 FREY	STEPHENVILLE	TX	76401
R000028768	990 PADDOCK	FIMBRES SYDNEY AND CARLA & ROBERT R DAVIS	174 TIMBERLINE TRAIL	POOLVILLE	TX	76487
R000028755	740 PECAN	FLOYD TOBY & SCARLET FLOYD	9753 FM3025	STEPHENVILLE	TX	76401
R000033291	744 FREY	FORD JAMES THEODORE	PO BOX 124	LINGLEVILLE	TX	76461
R000033305	754 FREY	GARCIA MARIO S & CONSUELO R	754 W FREY	STEPHENVILLE	TX	76401-0000
R000028758	760 PECAN	GASTON BEN AND CLAIR GASTON	8010 MANX DR	ROUND ROCK	TX	786811
R000028766	727 FREY	GREYHOUSE RENTALS LLC	175 CANYON LAKE RD	GORDON	TX	76453
R000028759	750 PECAN	HALE & HALE RENTALS, LLC	150 HARBIN DR, SUITE 430	STEPHENVILLE	TX	76401
R000028794	905 PADDOCK	HALL CORWIN WADE & SHELLY DAWN & TERRY DON	905 N PADDOCK	STEPHENVILLE	TX	76401
R000028769	980 PADDOCK	HEWITT GEORGE JR	980 PADDOCK	STEPHENVILLE	TX	76401-5517
R000028767	737 W FREY	HIGDON BAILEE	737 W FREY	STEPHENVILLE	TX	76401
R000028740	1025 PADDOCK	HOLLAND JOHN CARL & LESLIE LEANNE	1025 N PADDOCK AVE	STEPHENVILLE	TX	76401-0000
R000033292	745 SHIRLEY	JAHNS KEN	1028 VILLA HILL DR	LEANDER	TX	78641
R000033306	765 SHIRLEY	JAIME ERASMO ANGEL	765 SHIRLEY	STEPHENVILLE	TX	76401
R000028795	677 FREY	MCFARLAND MARCIA	677 W FREY	STEPHENVILLE	TX	76401-0000
R000033250	835 PADDOCK	MORGAN ALLAN	5022 HWY 1702	GUSTINE	TX	76455
R000028738	1027 PADDOCK	PINWHEEL INVESTMENTS LLC	74777 ROAD 385	MAYWOOD	NE	69038
R000028763	955 MCCART	SCOGINS CHAD D	955 N MCCART	STEPHENVILLE	TX	76401
R000028764	775 FREY	STEPHENS GARY	791 W FREY	STEPHENVILLE	TX	76401
R000033287	722 FREY	SUMMER MOON EQUITY, LP	189 RETA	STEPHENVILLE	TX	76401
R000033293	758 FREY	SYMANK WESLEY	7013 NUBIAN LN	AUSTIN	TX	78759
R000028770	1020 PADDOCK	TRIPLE W REMODELING, LLC AND	101 TANGLEWOOD LANE	STEPHENVILLE	TX	76401
R000033249	684 FREY	WAGNER JASEN W	113 WELLESLEY DR	IRVING	TX	75062