



SPECIALY CALLED BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, May 25, 2023 at 4:00 PM

AGENDA

CALL TO ORDER

MINUTES

- [1.](#) Consider Approval of March 9, 2023 Minutes

PUBLIC HEARING

- [2.](#) Case No.: V2023-006

Applicant Ryan Hill, representing Shield Engineering Group, PLLC, is requesting a variance from Section 154.05.6.D.3 relating to *25' Front Setback* for property at 2290 W Tarleton, Parcel R30357 being BLOCK 139; LOT 16;(117.3 x 82.5 OF, 16 TRACT 1) of the S2600 CITY ADDITION, Acres 0.222, of the City of Stephenville, Erath County, Texas.

- [3.](#) Case No.: V2023-007

Applicant Ryan Hill, representing Shield Engineering Group, PLLC, is requesting a variance from Section 154.05.6.D.1 relating to *Maximum Density* for properties located at 2290 W Tarleton, Parcel R30357 being BLOCK 139; LOT 16;(117.3 x 82.5 OF, 16 TRACT 1) of the S2600 CITY ADDITION, Acres 0.222, of the City of Stephenville, Erath County, Texas.

- [4.](#) Case No.: V2023-008

Applicant Larry Stone is requesting a variance from Section 154.05.6 (D) relating to *25' Corner Lot Side Setback* for property at 1101 McCart, being Parcel R28824 of S2300 Butler Addition, Block 6, Lot 3C, (W109) 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

City Hall Council Chambers, 298 W. Washington
Thursday, March 9, 2023 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, March 9, 2023 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:

MEMBERS PRESENT: Moumin Quazi, Chairperson
Darrell Brown, Vice-Chairperson
Alan Nix
Dean Parr
JJ Conway, Alternate 1

MEMBERS ABSENT: Ben Tackett

OTHERS ATTENDING: Steve Killen, Director of Development Services
Tina Cox, Board Secretary

CALL TO ORDER

Chairman Quazi called the meeting to order at 4:10 p.m.

MINUTES

1. Consider Approval of January 12, 2023 Minutes

MOTION by Darrell Brown, second by Alan Nix, to approve the minutes as presented. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: V2023-002

Applicant Tom Hines, representing Christopher Family Living Trust is requesting a Variance from Section 154.21.3.C – *Variance for the Construction of a Carport* for property located at 945 Mockingbird, Parcel R33898, being BLOCK A; LOT 6 (N 88 OF) of the TANGLEWOOD ADDITION, City of Stephenville, Erath County, Texas.

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

Mr. Hines is requesting a variance for the construction of a carport that will extend 11.5 feet into the required front setback for R-1 zoning districts, Single Family Residential. If approved, the 25 ft. setback requirement will be reduced to 13.5 feet. Mr. Killen stated that he received three phone calls from neighbors with questions. No one submitted any letters of opposition. Mr. Killen concluded his presentation to the Board that staff had no objection to the variance request.

Applicant Tom Hines presented the Board members with a detailed request for the variance along with exhibits that showed the area in question and what the finished addition would look like. Mr. Hines shared that the Christopher family would like to see this request granted in order to provide covered parking for the home health aides that regularly visit and in order for Mr. Christopher to have additional storage for his books and papers from his tenure as a professor at Tarleton State University.

Mr. Nix asked Mr. Hines if the carport could be placed in front of the enclosed existing garage. Mr. Hines responded that there would not be enough room for two vehicles and the use of a wheelchair to move a family member in and out of a vehicle.

Dean Parr posed the question of removing the additional storage building altogether in order to move the carport closer to the house. Mr. Hines replied that the storage area was needed for all of Mr. Christopher’s books and papers that he brought home upon retirement from Tarleton.

Chairman Quazi asked about additional seating area being removed from the plans in order for the storage area to be relocated closer to the home. Mr. Hines told the board members that due to fire code regulations that would not be possible.

Mr. Nix inquired as to whether or not there would be adequate Fire and EMS access for the proposed project. Mr. Hines assured Mr. Nix that there would be enough room for a stretcher to be brought in if needed.

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

Randall Christopher spoke in favor of the variance.

No one came forward in opposition to the variance.

Chairman Quazi closed the public hearing at 4:40 PM.

MOTION by Alan Nix, second by Dean Parr, to approve Case No. V2023-001 as presented. MOTION CARRIED with a unanimous vote.

ADJOURN

The meeting was adjourned at 4:25 PM

APPROVED:

ATTEST:

Moumin Quazi, Chair

Tina Cox, Board Secretary

Board of Adjustment
STAFF REPORT



Item 2.

SUBJECT: Case No.: V2023-006
Applicant Ryan Hill, representing Shield Engineering Group, PLLC, is requesting a variance from Section 154.05.6.D.3 relating to front setback requirements for property located at 2290 W. Tarleton, being parcel R30357 being BLOCK 139; LOT 16;(117.3 x 82.5 OF, 16 TRACT 1) of the S2600 CITY ADDITION, of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment – May 25, 2023

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

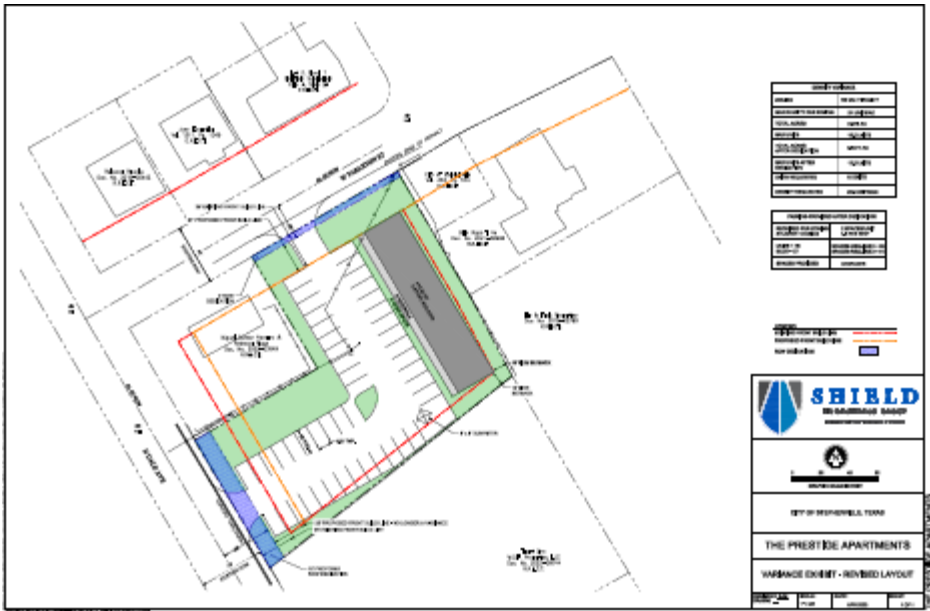
BACKGROUND:

Mr. Hill is requesting a variance to allow for the construction of a multifamily structure. The reduced setback will enable construction of the improvements as illustrated in the site plan. The request is to reduce the 25' front setback by 4', resulting in a 21' setback.

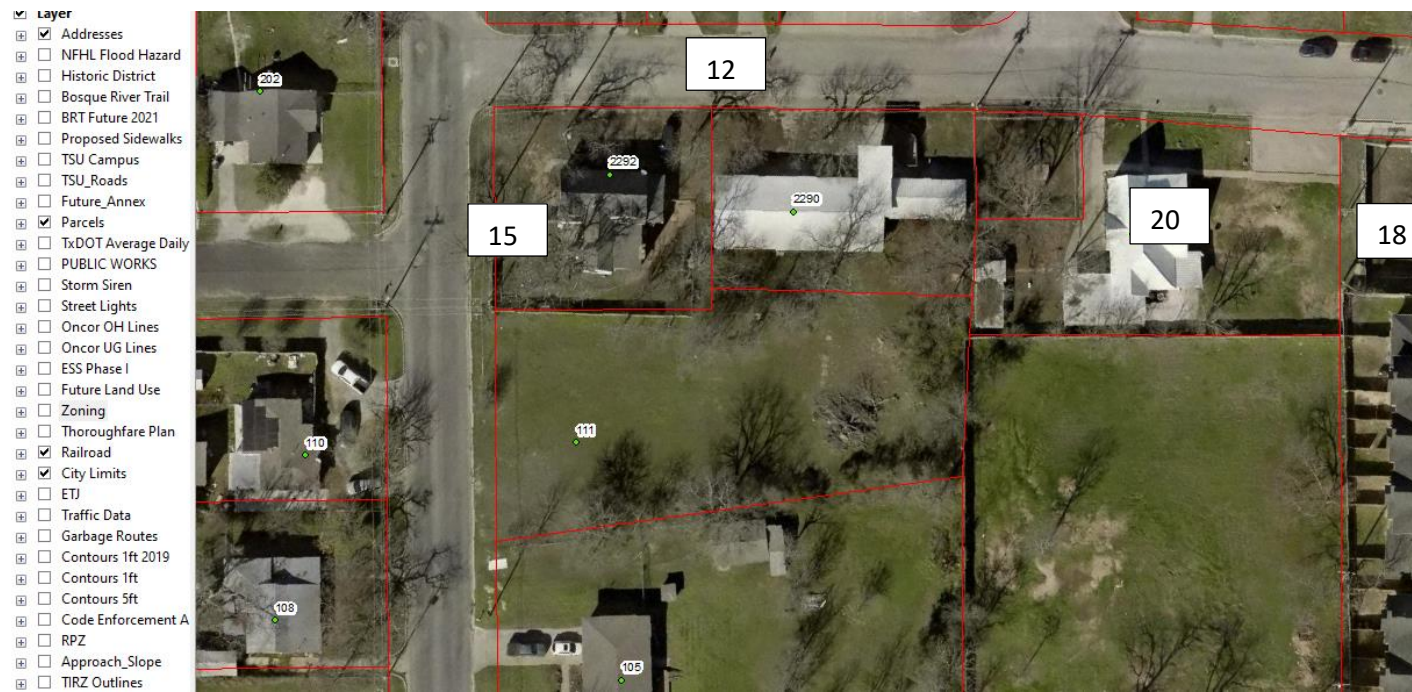
ZONING REQUIREMENTS:

- (D) *Multiple family dwellings.*
 - (1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.
 - (2) Minimum lot depth: 100 feet.
 - (3) Minimum depth of front setback: 25 feet.
 - (4) Minimum depth of rear setback: 20 feet.
 - (5) Minimum width of side setback:
 - (a) Internal lot: ten feet.
 - (b) Corner lot: 25 feet from intersecting side street.
 - (6) Building size: Minimum area of each dwelling unit: 500 ft² for one bedroom or less plus 125 ft² of floor area for each additional bedroom.
 - (7) Maximum height of structures: 35 feet.

Submitted Site Plan:



GIS MAPPING – Corner Properties within 200’ radius



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 a side 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.

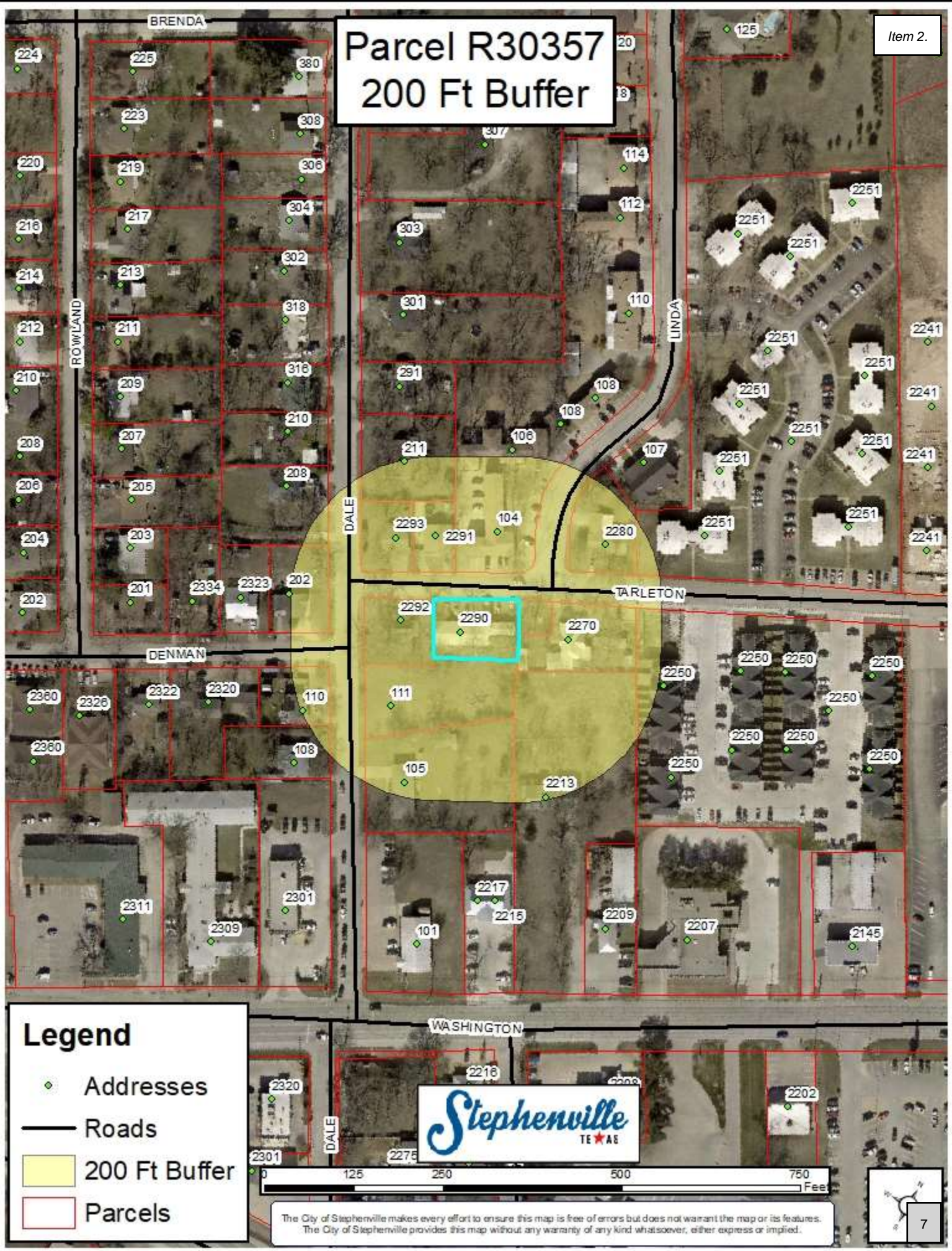
- (1) Before acting on an appeal for variance the Board shall consider:
 - a. The facts filed with the application;
 - b. The testimony presented at the public hearing on the appeal;
 - c. The City Staff's technical report on the appeal; and
 - d. The Board's findings in its field inspection of the property.
- (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 R30357 200 Ft Buffer

Item 2.



Legend

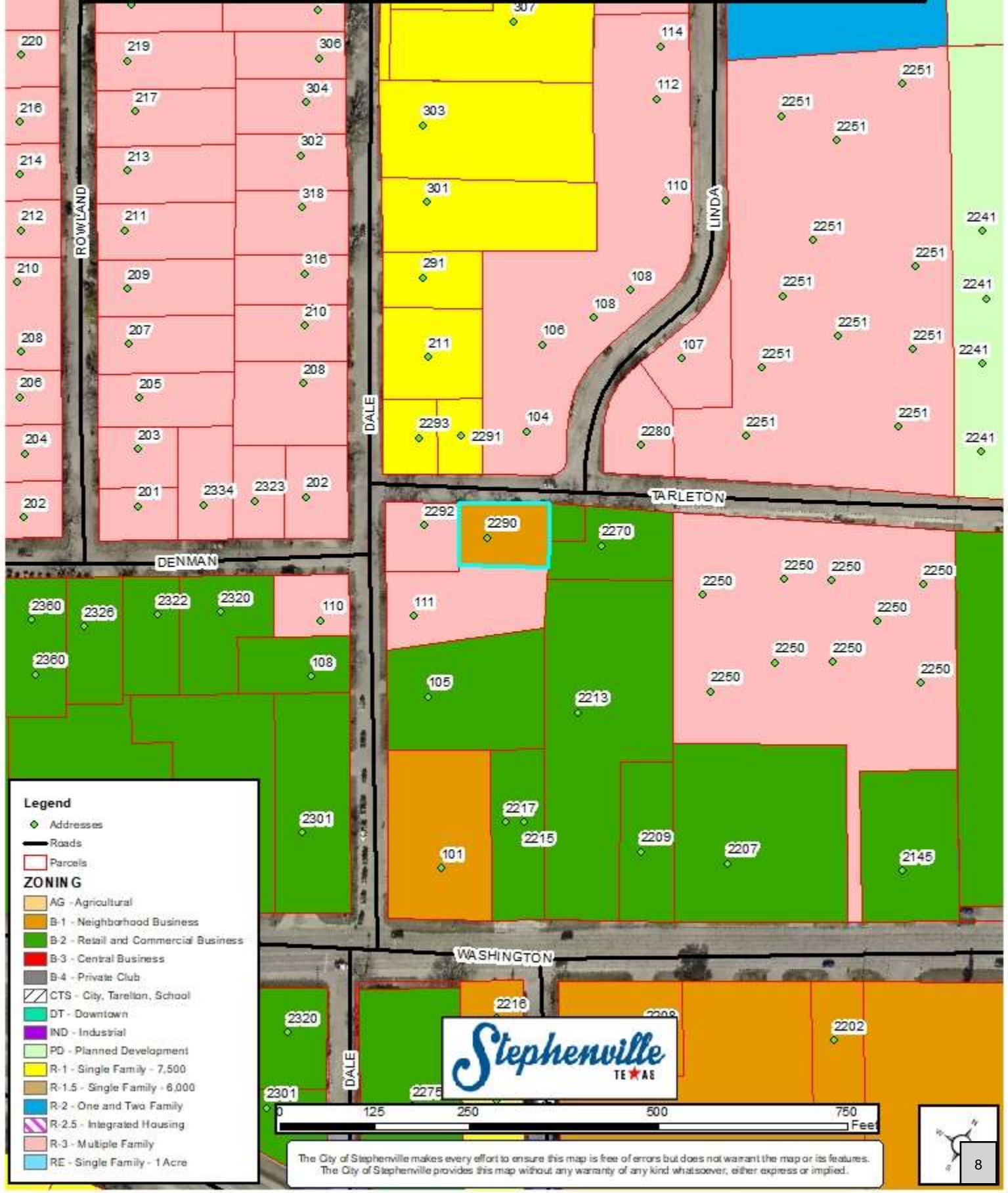
- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



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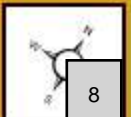
Parcel R30357 Current Zoning - B1 Neighborhood Business



- 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, Tarellon, School
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 - ▭ R-1 - Single Family - 7,500
 - ▭ R-1.5 - Single Family - 8,000
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 - ▭ R-3 - Multiple Family
 - ▭ RE - Single Family - 1 Acre



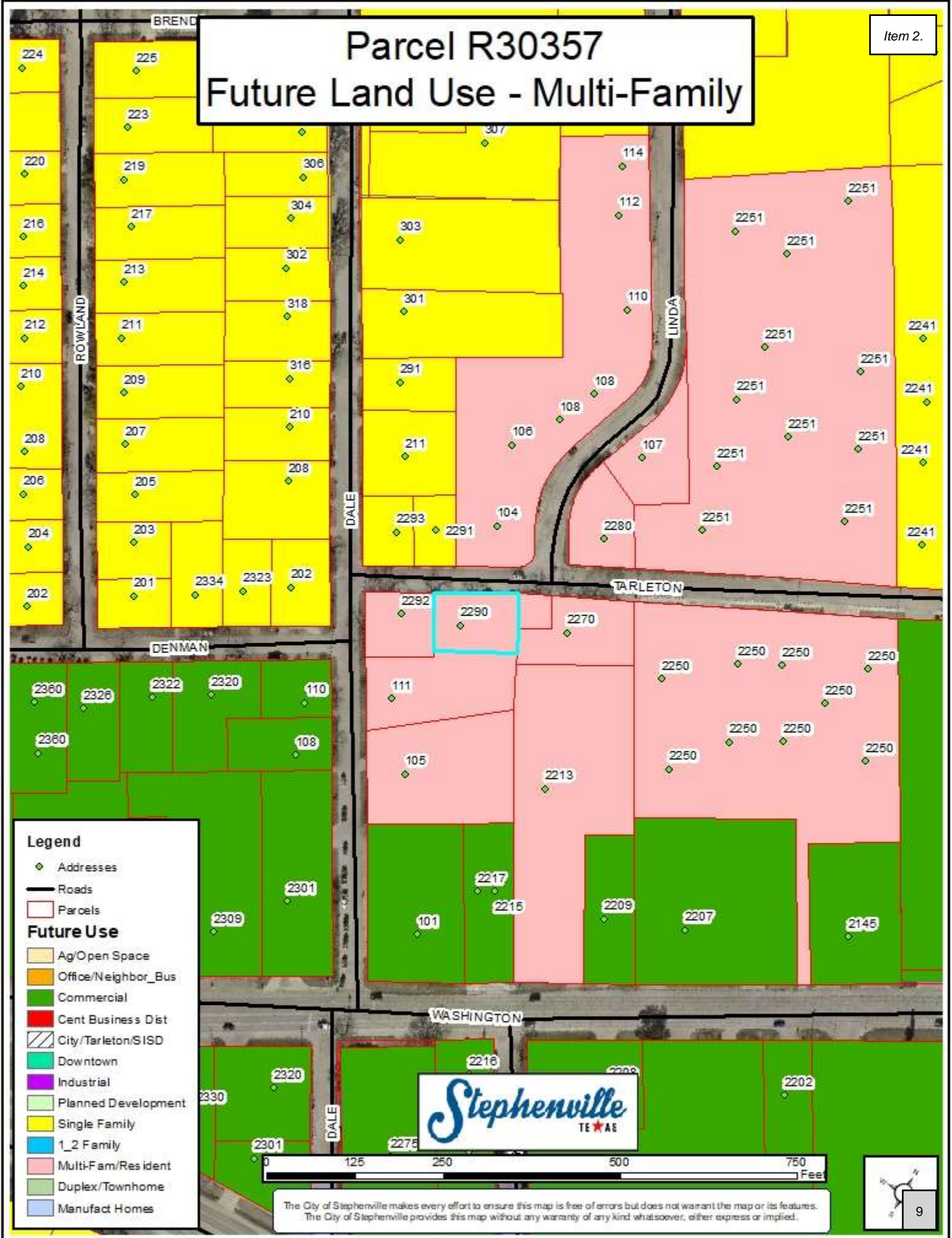
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Parcel R30357

Future Land Use - Multi-Family

Item 2.



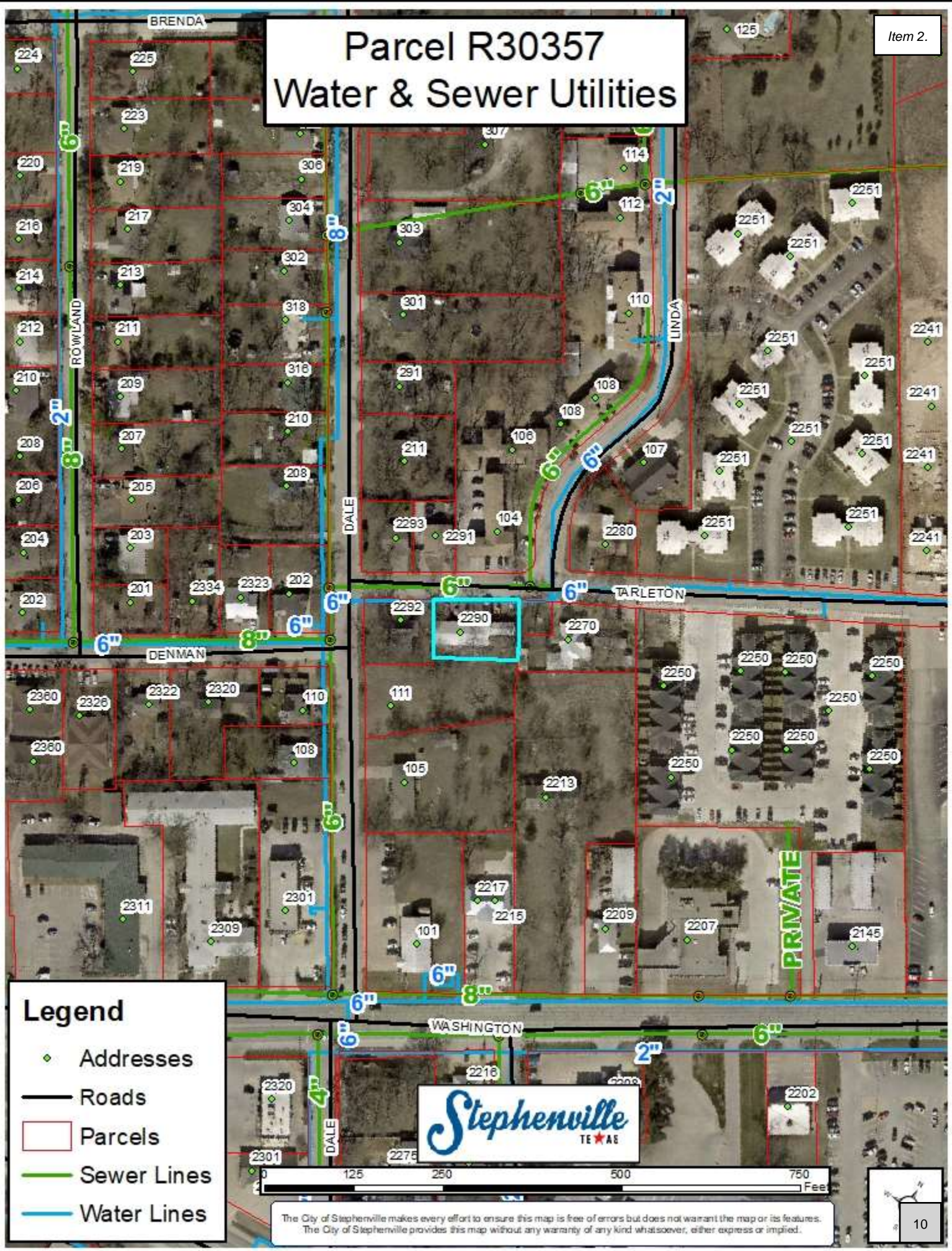
- Legend**
- ◆ Addresses
 - Roads
 - Parcels
- Future Use**
- Ag/Open Space
 - Office/Neighbor_Bus
 - Commercial
 - Cent Business Dist
 - City/Tarleton/SISD
 - Downtown
 - Industrial
 - Planned Development
 - Single Family
 - 1_2 Family
 - Multi-Fam/Res ident
 - Duplex/Townhome
 - Manufact Homes



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Parcel R30357 Water & Sewer Utilities

Item 2.



Legend

- ◆ Addresses
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- Water Lines

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Parcel R30357 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000030351	106 N LINDA LANE	BIG HAIRY DONKEY LLC	1030 E US 377 STE 110	GRANBURY	TX	76048
R000031279	202 N DALE AVE	CABRERA GUADALUPE	202 N DALE	STEPHENVILLE	TX	76401
R000066508	2274 W TARLETON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000030360	211 DALE AVE	DAB PROPERTIES AND INVESTMENTS	1015 S US281	STEPHENVILLE	TX	76401
R000031310	108 DALE AVE	DAVIS APRIL LEIGHE	3552 CR411	GLEN ROSE	TX	76043
R000042015	2291 TARLETON	ESCAMILLA JOSE	2291 TARLETON	STEPHENVILLE	TX	76401
R000065402	2250 W TARLETON	KSRS DEVELOPERS LLC	PO BOX 1827	STEPHENVILLE	TX	76401
R000030358	2292 TARLETON	NAVARRO MIGUEL GOMEZ & REBECCA RIGGS	2292 W TARLETON ST	STEPHENVILLE	TX	76401
R000030348	111 DALE AVE	PEACOCK INVESTMENTS LLC	1279 DIANA LANE	STEPHENVILLE	TX	76401
R000030357	2290 W TARLETON	PHILLIPS ADAM & NATASHA	279 CR707	COTTER	AR	72626
R000043404	2293 TARLETON	RUSCHE REBECCA	2293 W TARLETON	STEPHENVILLE	TX	76401
R000031280	208 DALE AVE	SEXTON BRENT & DERRELL MCCRAVEY	203 SUMMIT RIDGE DRIVE	GLEN ROSE	TX	76043
R000030350	2280 TARLETON	THOMAS RANDY	PO BOX 934	STEPHENVILLE	TX	76401-0934
R000030344	2213 W WASHINGTON	TIP AND TUCK PROPERTIES LLC	2209 W WASHINGTON	STEPHENVILLE	TX	76401
R000030359	2270 TARLETON	VO BICH NGOC T	2270 W TARLETON	STEPHENVILLE	TX	76401
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R000030338	2251 W TARLETON	WINDMASS VILLIAGE III PORTFOLIO OWNER LLC	100 CRESCENT CT, SUITE 270	DALLAS	TX	75201
R000030347	105 DALE AVE	WOF PROPERTIES, LLC	4705 OAK TRAIL	FORT WORTH	TX	76109

20230419 SARA MARTINEZ LUBOS 20230521 PRESTIGE MULTI-FAMILY EXHIBIT THE PRESTIGE APARTMENTS - REVISED LAYOUT.DWG



DENSITY VARIANCE	
ZONING	R3 MULTI FAMILY
MAX DENSITY PER ZONING	24 UNITS/AC
TOTAL ACRES	0.676 AC
MAX UNITS	16.2 UNITS
TOTAL ACRES AFTER DEDICATION	0.6371 AC
MAX UNITS AFTER DEDICATION	15.3 UNITS
UNITS REQUESTED	18 UNITS
DENSITY REQUESTED	28.3 UNITS/AC

PARKING PROVIDED AFTER DEDICATION	
REQUIRED PER ZONING STUDENT HOUSING	2 SPACES/UNIT 1.5 PER BED*
UNITS = 18: BEDS = 27	SPACES REQUIRED = 36 SPACES REQUIRED = 41
SPACES PROVIDED	46 SPACES

LEGEND

EXISTING FRONT BUILD LINE

PROPOSED FRONT BUILD LINE

ROW DEDICATION

SHIELD
ENGINEERING GROUP
TBPE FIRM #F-11039 - TBPLS FIRM #10193890

0 20 40 60
GRAPHIC SCALE IN FEET

CITY OF STEPHENVILLE, TEXAS

THE PRESTIGE APARTMENTS

VARIANCE EXHIBIT - REVISED LAYOUT

DESIGNED: SJM	SCALE: 1" = 20'	DATE: APR 2023	SHEET: 1 OF 1
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Board of Adjustment
STAFF REPORT



SUBJECT: Case No.: V2023-007

Applicant Ryan Hill, representing Shield Engineering Group, PLLC, is requesting a variance from Section 154.05.6.D.1 relating to front density limitation requirements for property located at 2290 W. Tarleton, being parcel R30357 being BLOCK 139; LOT 16;(117.3 x 82.5 OF, 16 TRACT 1) of the S2600 CITY ADDITION, of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment – May 25, 2023

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

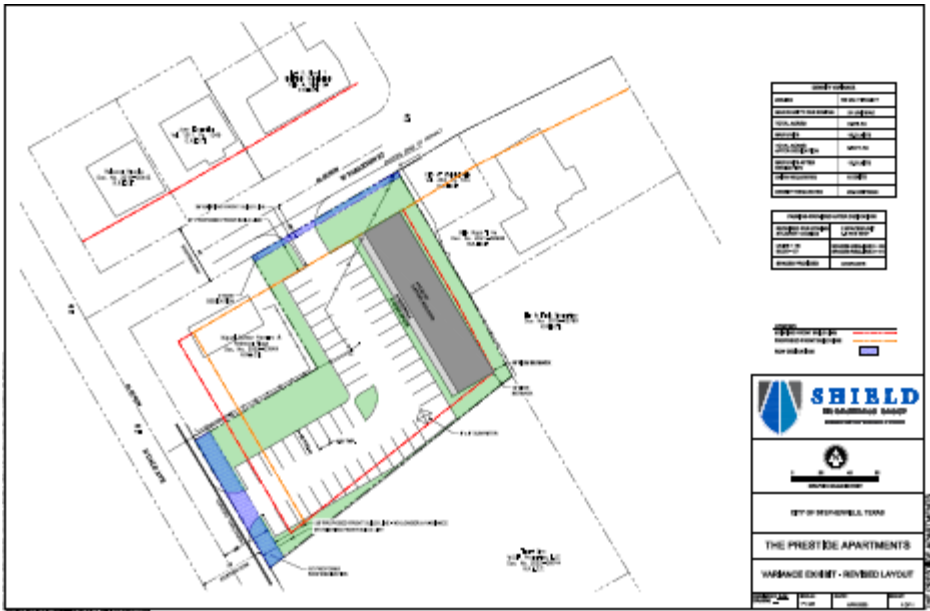
Mr. Hill is requesting a variance to allow for the construction of a multifamily structure. The reduced setback will enable construction of the improvements as illustrated in the site plan. The request is to reduce the 25' front setback by 4', resulting in a 21' setback.

ZONING REQUIREMENTS:

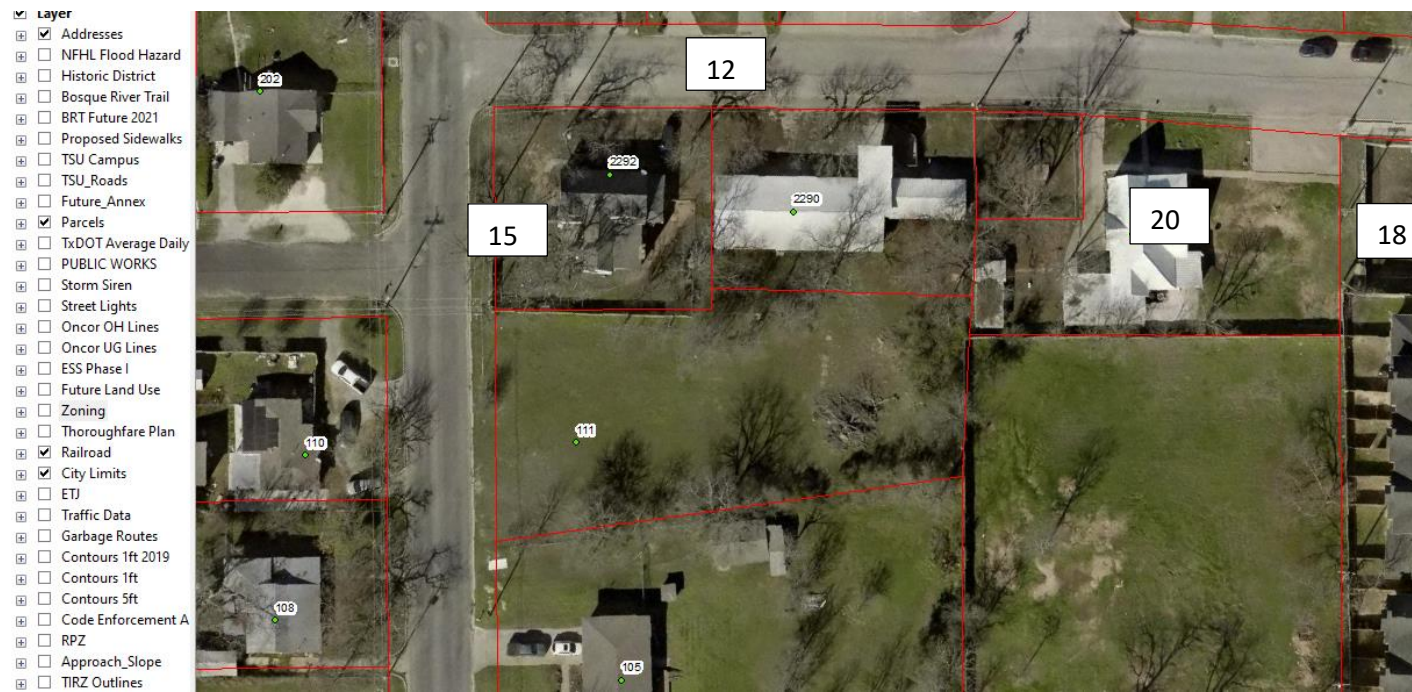
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Submitted Site Plan:



GIS MAPPING – Corner Properties within 200’ radius



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.

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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.

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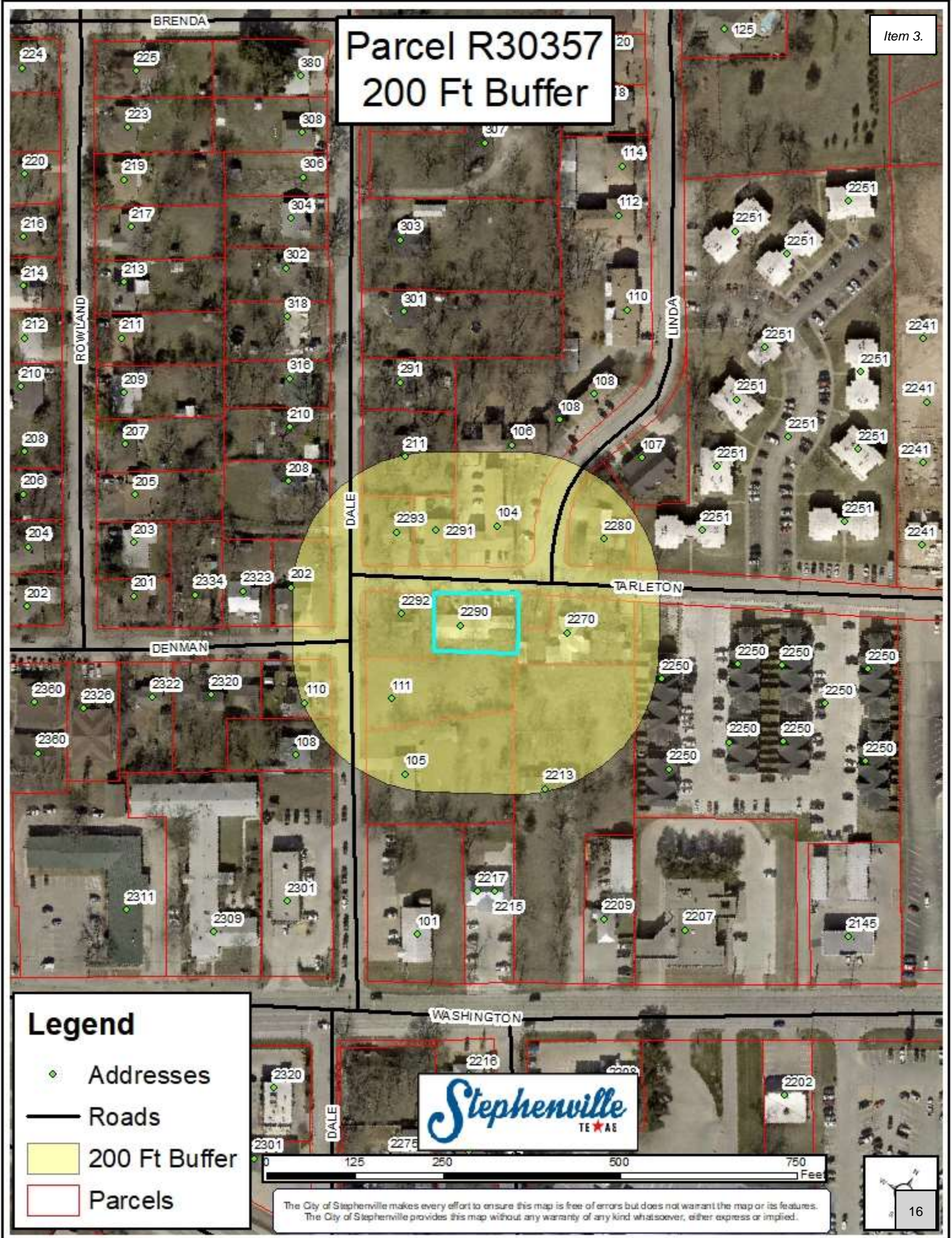
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- (2) The Board may grant an appeal, subject to such terms and conditions as it may fix, provided

ALTERNATIVES:

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

Parcel R30357 200 Ft Buffer



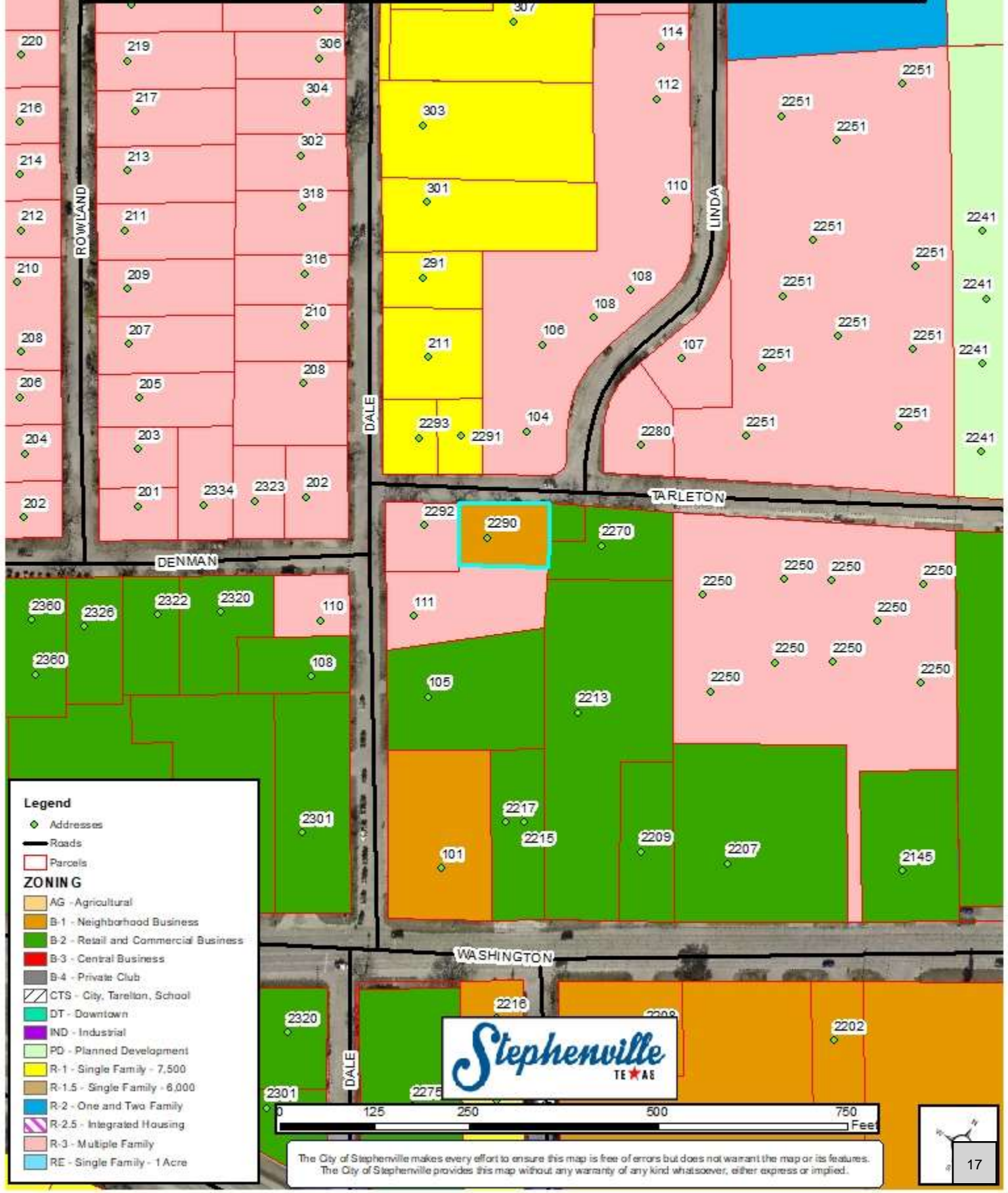
Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



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Parcel R30357 Current Zoning - B1 Neighborhood Business



Legend

- ◆ Addresses
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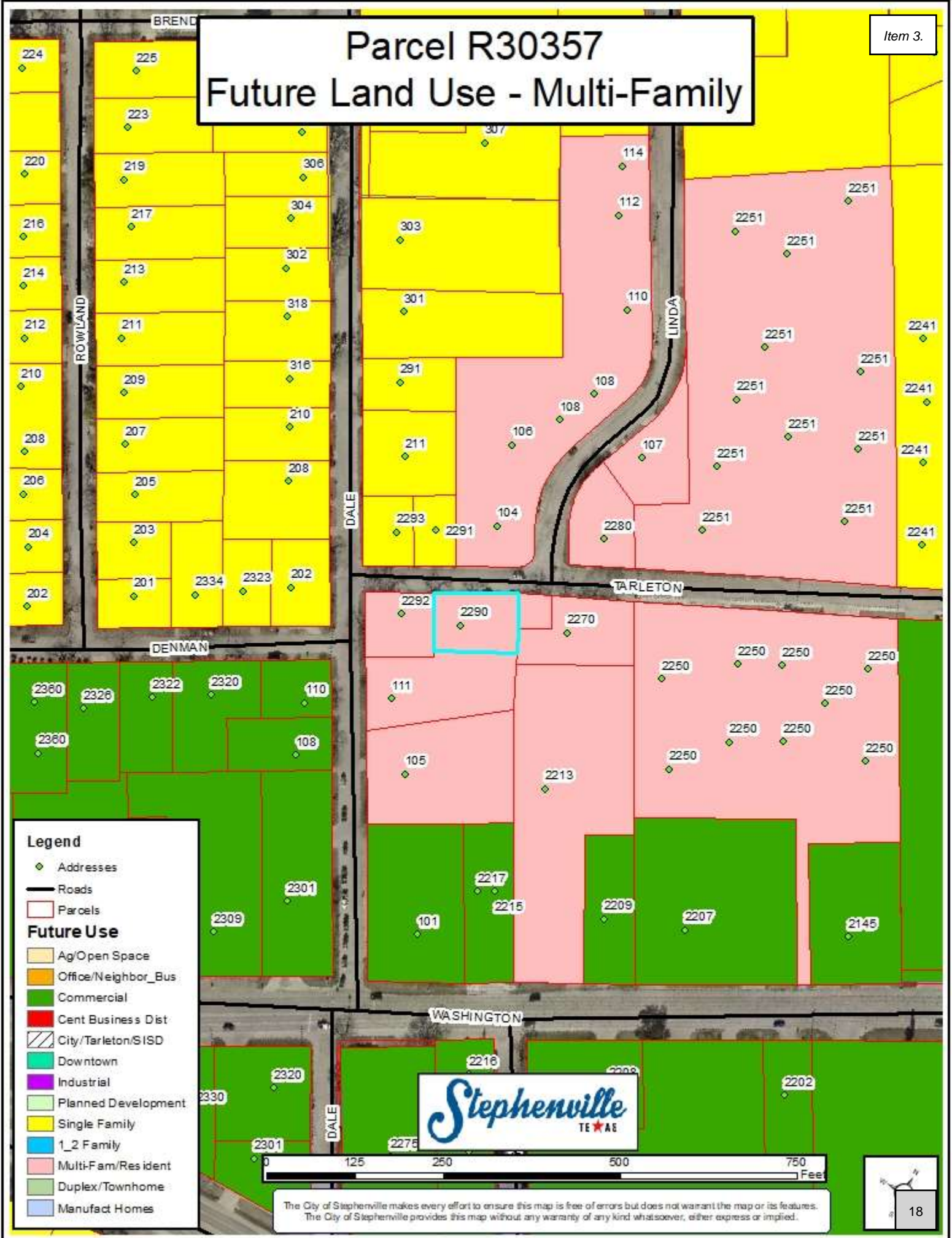
ZONING

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Parcel R30357 Future Land Use - Multi-Family



Legend

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Future Use

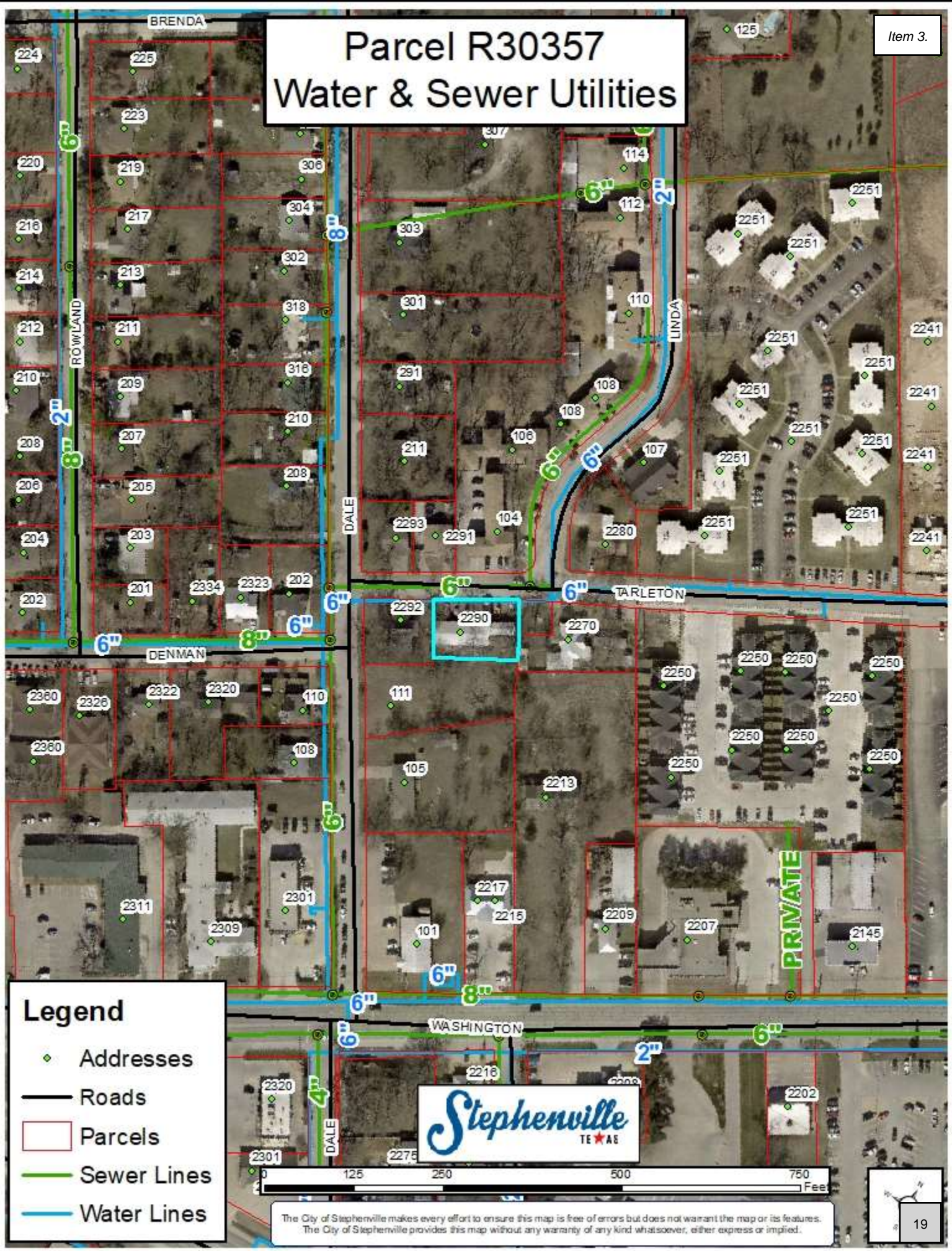
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- Office/Neighbor_Bus
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- City/Tarleton/SISD
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Parcel R30357 Water & Sewer Utilities

Item 3.



- Legend**
- ◆ Addresses
 - Roads
 - ▭ Parcels
 - Sewer Lines
 - Water Lines



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R000030357	2290 W TARLETON	PHILLIPS ADAM & NATASHA	279 CR707	COTTER	AR	72626
R000043404	2293 TARLETON	RUSCHE REBECCA	2293 W TARLETON	STEPHENVILLE	TX	76401
R000031280	208 DALE AVE	SEXTON BRENT & DERRELL MCCRAVEY	203 SUMMIT RIDGE DRIVE	GLEN ROSE	TX	76043
R000030350	2280 TARLETON	THOMAS RANDY	PO BOX 934	STEPHENVILLE	TX	76401-0934
R000030344	2213 W WASHINGTON	TIP AND TUCK PROPERTIES LLC	2209 W WASHINGTON	STEPHENVILLE	TX	76401
R000030359	2270 TARLETON	VO BICH NGOC T	2270 W TARLETON	STEPHENVILLE	TX	76401
R000031309	110 DALE AVE	WEEKS ANDREW J IV & LIRALUZ M SOLANO	110 N DALE AVE	STEPHENVILLE	TX	76401
R000030338	2251 W TARLETON	WINDMASS VILLIAGE III PORTFOLIO OWNER LLC	100 CRESCENT CT, SUITE 270	DALLAS	TX	75201
R000030347	105 DALE AVE	WOF PROPERTIES, LLC	4705 OAK TRAIL	FORT WORTH	TX	76109

20230427 SARA MARTINEZ LUBOS 20230521 PRESTIGE MULTI-FAMILY EXHIBIT 20230418 LAYOUT EXHIBIT 20230427 THE PRESTIGE APARTMENTS - REVISED LAYOUT.DWG

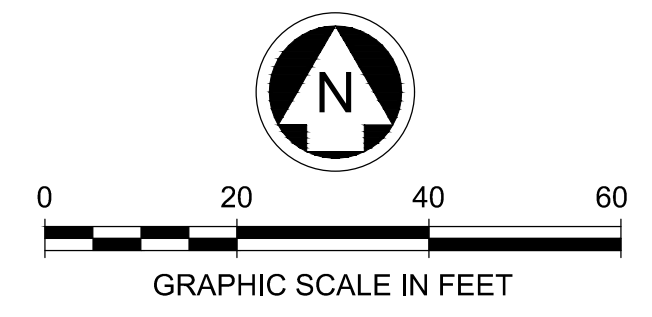
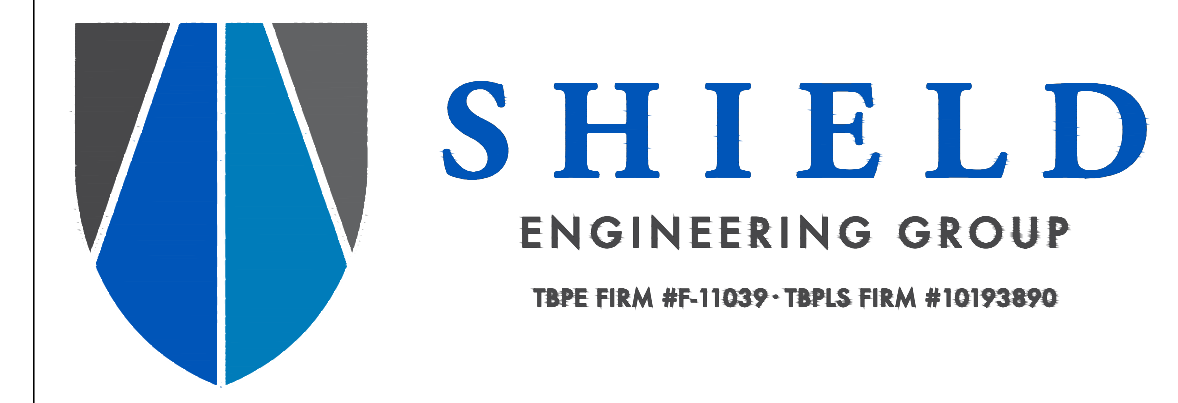


TOTAL DENSITY REQUEST	
ZONING	R3 MULTI FAMILY
MAX DENSITY PER ZONING	24 UNITS/AC
TOTAL ACRES	0.676 AC
MAX UNITS	16.2 UNITS
TOTAL ACRES AFTER DEDICATION	0.6371 AC
MAX UNITS AFTER DEDICATION	15.3 UNITS
UNITS REQUESTED	18 UNITS
DENSITY REQUESTED	28.3 UNITS/AC

PARKING PROVIDED AFTER DEDICATION	
REQUIRED PER ZONING STUDENT HOUSING	2 SPACES/UNIT 1.5 PER BED*
UNITS = 18: BEDS = 27	SPACES REQUIRED = 36 SPACES REQUIRED = 41
SPACES PROVIDED	48 SPACES

LEGEND

EXISTING FRONT BUILD LINE	
PROPOSED FRONT BUILD LINE	
ROW DEDICATION	



CITY OF STEPHENVILLE, TEXAS

THE PRESTIGE APARTMENTS

April 27, 2023
VARIANCE EXHIBIT - REVISED LAYOUT

DESIGNED: SJM	SCALE: 1" = 20'	DATE: APR 2023	SHEET: 1 OF 1
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THE PRESTIGE APARTMENTS

Board of Adjustment STAFF REPORT



SUBJECT: Case No.: V2023-008

Applicant Larry Stone, representing Julia Stone, is requesting a variance from Section 154.05.6.D relating to corner lot setback requirements for property located at 1101 McCart, being parcel R28824 of Butler Addition, Block 6, Lot 3C (W109) of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment – May 25, 2023

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. Stone is requesting a variance to allow for the construction of a single-family home. The reduced setback will enable construction of the improvements as illustrated in the site plan. The request is to reduce the 25' corner lot side setback by 10', resulting in a 15' setback.



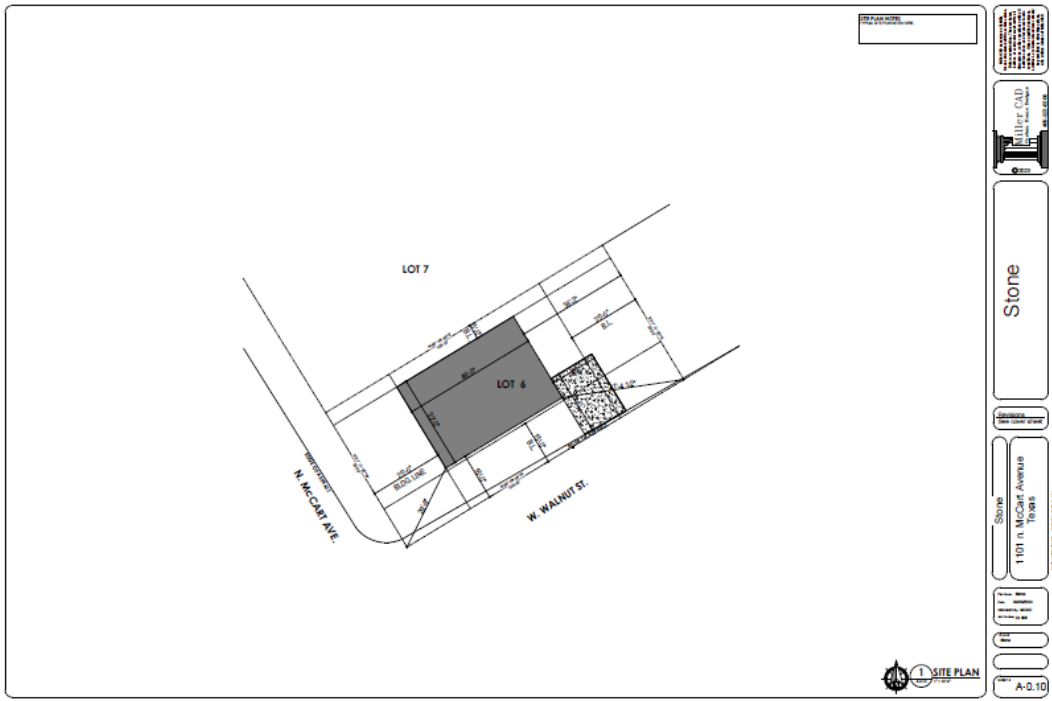
ZONING REQUIREMENTS:

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

- (A) *Single family dwelling.*
- (1) Minimum lot area: 5,000 ft².
 - (2) Minimum lot width and lot frontage: 50 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: five feet.
 - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building size:
- (a) Maximum coverage as a percentage of lot area: 40%.
 - (b) Single family dwelling: 1,000 ft².

Submitted Site Plan:



GIS MAPPING – Corner Properties within 200’ radius



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 whereby 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 a side 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.

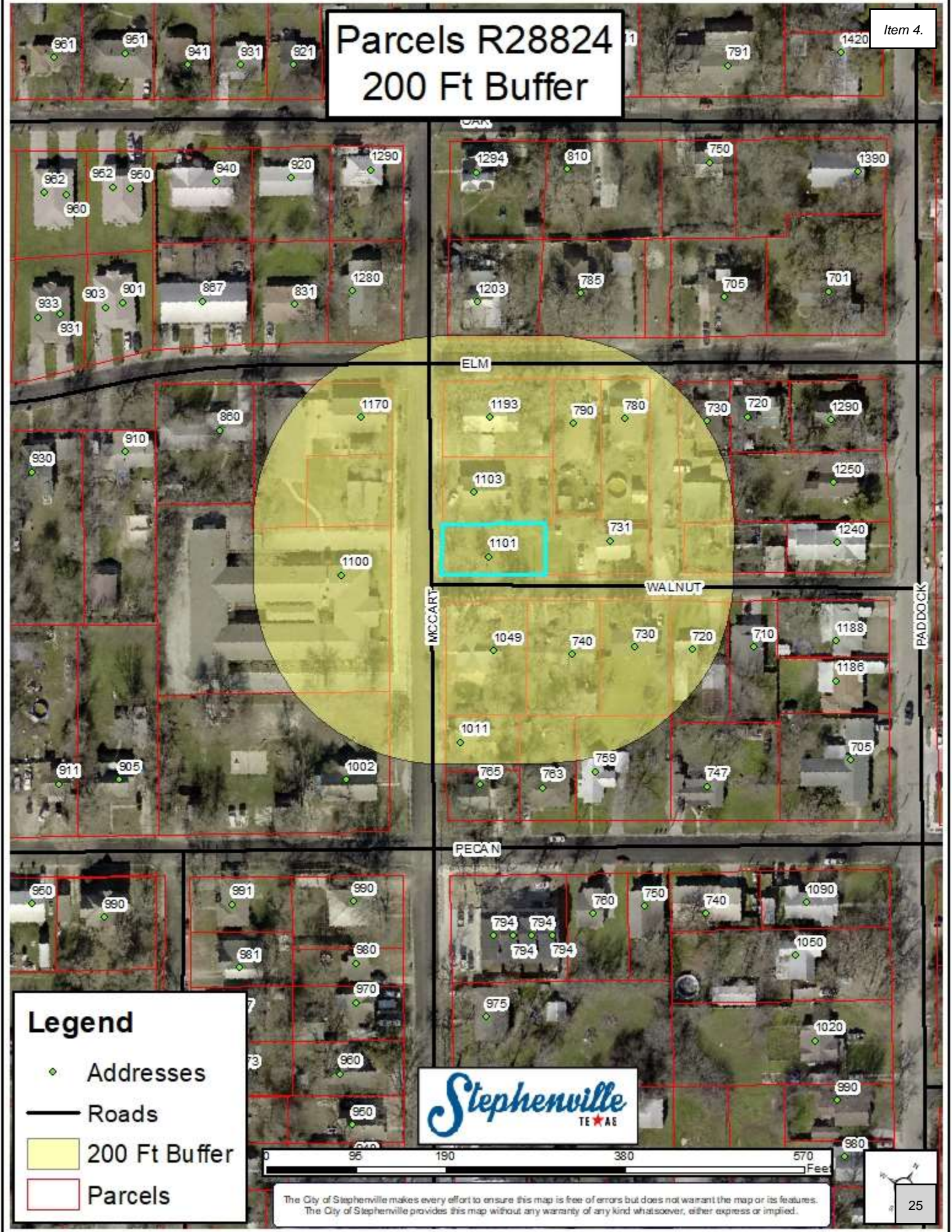
(2) The Board may grant an appeal, subject to such terms and conditions as it may fix, provided

ALTERNATIVES:

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

Parcels R28824 200 Ft Buffer

Item 4.



Legend

- ◆ Addresses
- Roads
- 200 Ft Buffer
- Parcels



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 express or implied.

Parcels R28824

Current Zoning - R3 Multi-Family

Item 4.

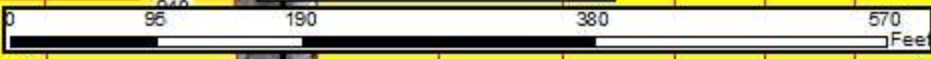


Legend

- ◆ 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, Tareton, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 8,000
- R-2 - One and Two Family
- R-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre

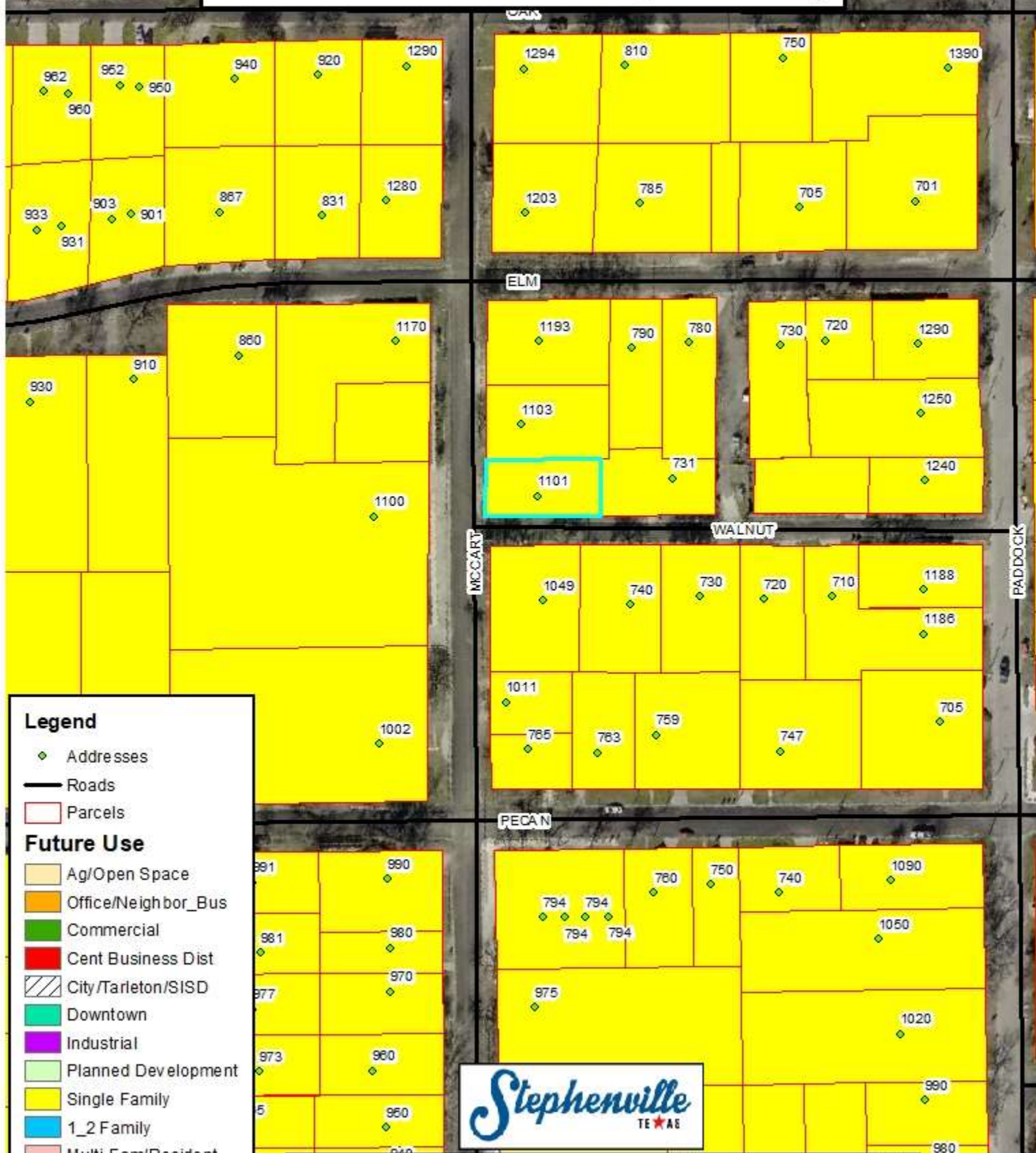


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Parcels R28824

Future Land Use - Single Family

Item 4.



Legend

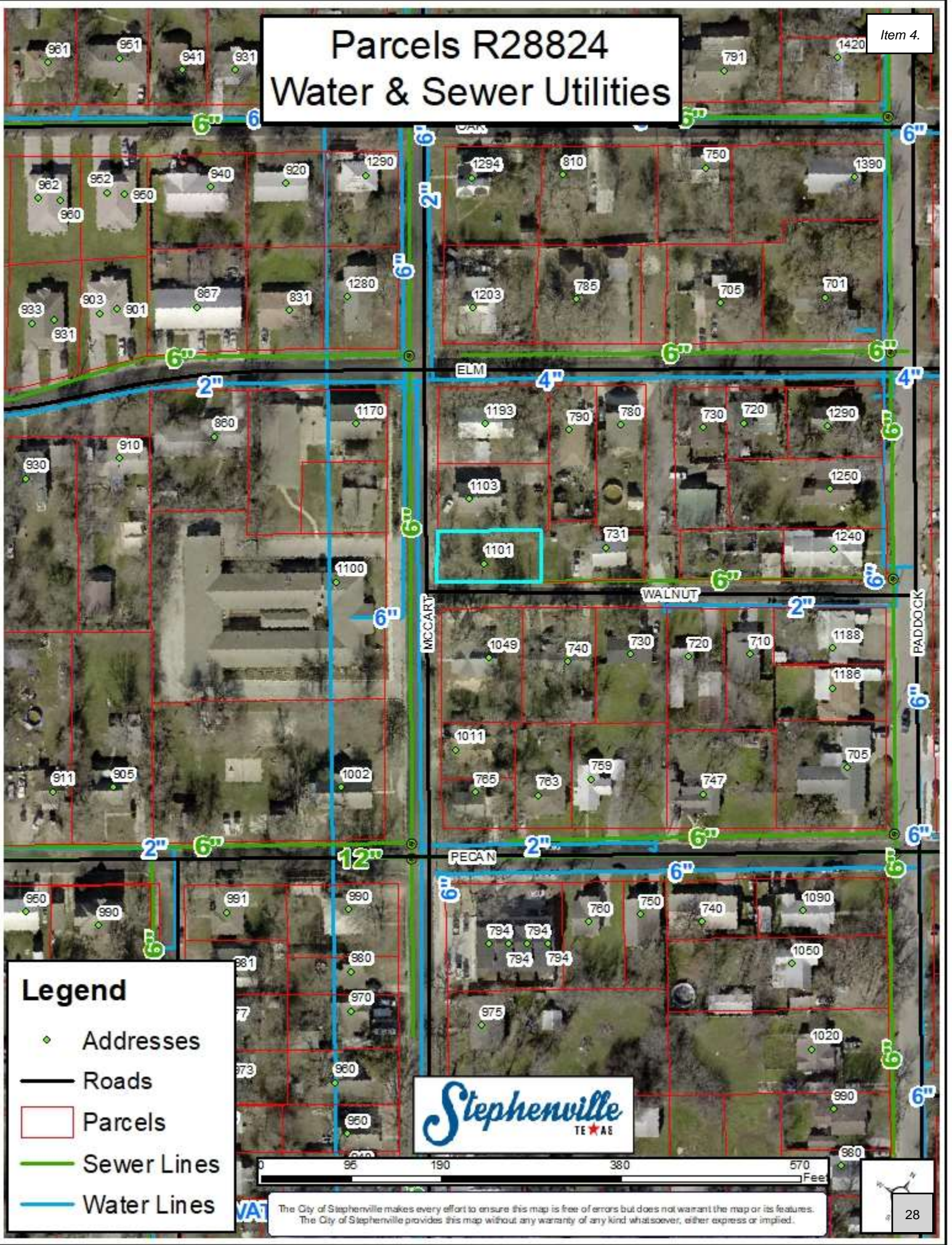
- ◆ Addresses
 - Roads
 - ▭ Parcels
- ### Future Use
- ▭ Ag/Open Space
 - ▭ Office/Neighbor_Bus
 - ▭ Commercial
 - ▭ Cent Business Dist
 - ▭ City/Tarleton/SISD
 - ▭ Downtown
 - ▭ Industrial
 - ▭ Planned Development
 - ▭ Single Family
 - ▭ 1_2 Family
 - ▭ Multi-Fam/Resident
 - ▭ Duplex/Townhome
 - ▭ Manufact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



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Parcels R28824 Water & Sewer Utilities

Item 4.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- Sewer Lines
- Water Lines

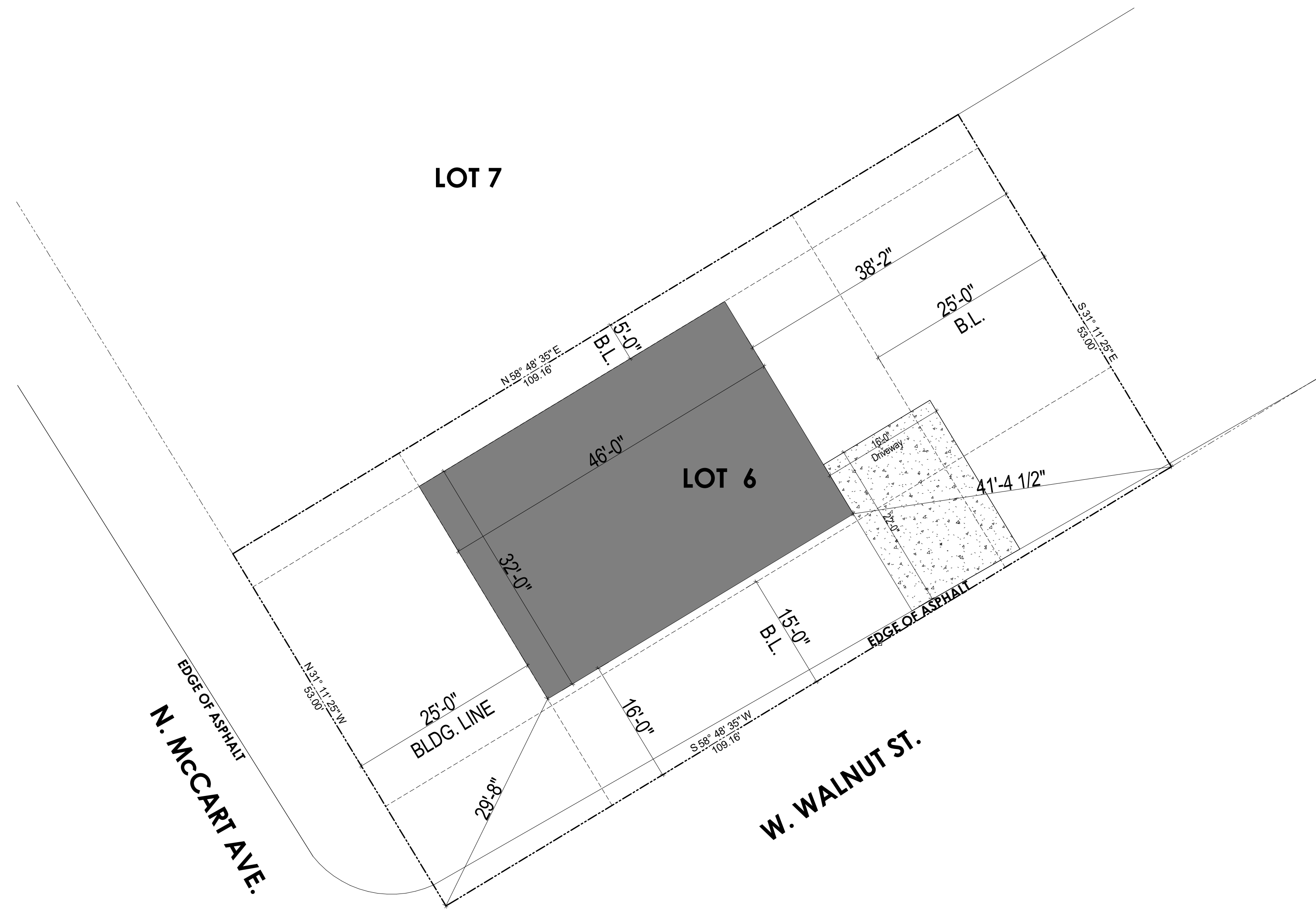


0 95 190 380 570 Feet

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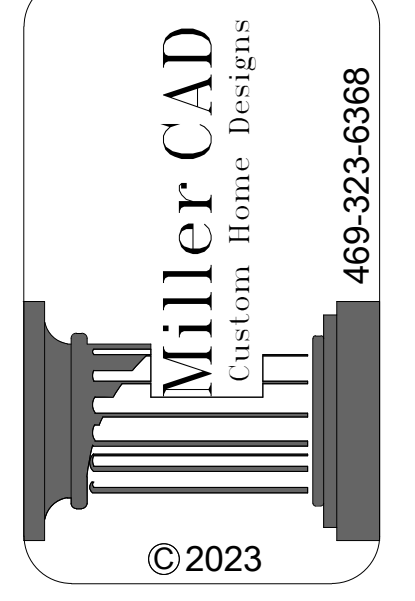
Parcel R28824 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000028818	730 ELM	ANGUIANO INES & NOHEMI	720 WEST ELM	STEPHENVILLE	TX	76401
R000031149	785 ELM	ANGUIANO JOSE INES & NOHEMI	720 W ELM ST	STEPHENVILLE	TX	76401
R000070902	790 W ELM	AVILA LIDIA	790 WEST ELM STREET	STEPHENVILLE	TX	76401
R000028822	780 ELM	BLACK JAMES ANTHONY & JULIE ANNE	780 W ELM	STEPHENVILLE	TX	76401
R000028820	0 WALNUT	BOUDREAU KAYLA	1240 N PADDOCK AVE	STEPHENVILLE	TX	76401-5529
R000031148	1203 MCCART	CASTILLO JUAN ANTONIO & CRUZ CASTILLO	1203 MCCART	STEPHENVILLE	TX	76401
R000031143	1280 MCCART	DE LA CERDA PAULA & CARLOS JR	2148 AMBERSTONE	FREDERICKSBG	TX	78624
R000028813	1186 PADDOCK	HALE RICK	150 N HARBIN DR SUITE 430	STEPHENVILLE	TX	76401
R000028829	730 W WALNUT	HILL RYAN & LISA HILL	190 FOREST CT	ALEDO	TX	76008
R000028831	763 W PECAN	LAMB BENJAMIN & HAYLEY	763 W PECAN	STEPHENVILLE	TX	76401
R000028832	1011 MCCART	MARTINEZ EUGENIO & MARIA	2667 E WASHINGTON	STEPHENVILLE	TX	76401
R000028825	731 WALNUT	MOMO LLC	5676 CR258	DUBLIN	TX	76446
R000028821	1193 MCCART	PERALES BRANDIE LEANN	1193 N MCCART ST	STEPHENVILLE	TX	76401
R000028827	740 WALNUT	PHILLIPS LESTER & FRANCES PHILLIPS	1315 PRAIRIE WIND	STEPHENVILLE	TX	76401
R000028810	720 WALNUT	SOTO JOSE ADOLFO	1225 HILL VALLEY DR	STEPHENVILLE	TX	76401
R000028836	1170 MCCART	SUMMER SKY INC	PO BOX 2562	STEPHENVILLE	TX	76401-0043
R000028835	1170 MCCART	SUMMER SKY INC	PO BOX 2562	STEPHENVILLE	TX	76401-0043
R000028833	1100 MCCART	SUMMER SKY INC	PO BOX 2562	STEPHENVILLE	TX	76401-0043
R000028834	1002 MCCART	SUMMER SKY INC	PO BOX 2562	STEPHENVILLE	TX	76401-0043
R000028823	1103 MCCART	THOMPSON SPENCER & CARA THOMPSON	677 CR314	CLEBURNE	TX	76031
R000028824	1101 MCCART	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000028826	1049 MCCART	WESTGATE HOMES, INC	PO BOX 441	GRANBURY	TX	76048
R000028828	759 PECAN	WOOD TROY & THEDRA	759 PECAN	STEPHENVILLE	TX	76401-0000



SITE PLAN NOTES
 TYPICAL SITE PLAN NOTES HERE...

MillerCAD assumes no liability for any structure built from these plans. Before construction, the purchaser, contractor, or other party shall verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer shall be permitted to alter these plans without written release of MillerCAD. Item 4.



Stone

Revisions
 See cover sheet

Stone
 1101 n. McCart Avenue
 Texas

File Name: Stone
 Date: 04/23/2023
 DESIGNED By: MCAD
 Job Number: 23-008

PLAN #
 Stone

SHEET #
 A-0.10
 30

1 **SITE PLAN**
 A-0.10 1" = 10'-0"

DATE & TIME STAMP: 4/23/2023 10:56:24 AM