



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington, Stephenville, Texas 76401
Thursday, March 11, 2021 at 4:00 PM

AGENDA

CALL TO ORDER

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

CONSIDER APPROVAL OF MINUTES

1. February 11, 2021 Minutes

PUBLIC HEARING

2. **PUBLIC HEARING CASE NO. V2021-003**

Applicant Brian Gaffin with Gaffin Architects representing Erath County, is requesting a variance from the Parking Requirements, Section 154.11(A)(2)(d), for a project to be constructed at Parcels 29239 and 29240, being Lots 1, 2,3 and 4 of Block 14 of the City Addition to the City of Stephenville, Erath County, Texas. These parcels are known at 235 S. Virginia and 280 College, respectively. The variance under consideration is to allow parking spaces in front of the building.

3. **PUBLIC HEARING CASE NO. V2021-004**

Applicant Brian Gaffin with Gaffin Architects representing Erath County, is requesting a variance from the Landscape Requirements, Section 154.13(C)(1), for a project to be constructed at Parcels 29239 and 29240, being Lots 1, 2,3 and 4 of Block 14 of the City Addition to the City of Stephenville, Erath County, Texas. These parcels are known at 235 S. Virginia and 280 College, respectively. The variance under consideration is to reduce the landscaping requirements by 5%.

ADJOURN

Notice is hereby given that members of the Board of Adjustment may participate in this meeting via teleconference or videoconference as allowed by Governor's Order due to the COVID-19 pandemic. As allowed by this Order, a quorum may not be present in a physical location.

Pursuant to Section 418.108(g) of the Texas Government Code, a Declaration of Local Disaster issued on April 22, 2020, and in the interest of public health, the city has exercised its right to limit ingress and egress in public buildings. As such, the public will be allowed into city facilities to attend the meeting on a limited basis.

Those wishing to address the Board of Adjustment may do so in person. Written correspondence may also be mailed to City Hall or emailed to Steve Killen, Director of Development Services, at skillen@stephenvilletx.gov. Written correspondence must be received by 3:00 p.m. on March 11, 2021. For alternate arrangements, please contact Steve at least 48 hours prior to the meeting.

The meeting is available for viewing via livestream on the City's Facebook Page (City of Stephenville – City Hall).

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, Stephenville, Texas 76401
Thursday, February 11, 2021 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, February 11, 2021 at 4:00 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Regular Business 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
Janette Cochran, Vice Chairperson
Janet Cole
David Baskett

MEMBERS ABSENT: Darrell Brown

OTHERS ATTENDING: Steve Killen, Director of Development Services
Staci King, City Secretary

CALL TO ORDER

Dr. Moumin Quazi, chairman, called the meeting to order at 4:00 p.m. He wished to recognize former Board member Perry Elliott, who had recently passed away, and acknowledged his contributions to the city of Stephenville.

OATH OF OFFICE

- Administer Oath of Office to Board of Adjustment Members**
Staci King, City Secretary, administered the Oath of Office to Janette Cochran and David Baskett.

MINUTES

- Consider Approval of Minutes for December 10, 2020**
MOTION by Janette Cochran, second by Janet Cole, to approve the minutes. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

- Public Hearing; Case No.: SV2021-001**

Applicants Eric and Jamie Hayden are requesting a Subdivision Waiver from Section 154.05.5.(D) to be constructed at Parcel 74232, Lot 1, Block G, of the Lakewood Estates to the City of Stephenville, Erath County, Texas. This property is also known as 932/934 Sundown.

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

Mr. and Mrs. Hayden are requesting a side setback reduction from 25 feet to 16 feet on the north side of the property and a reduction on the setback requirement from 7 feet to 5 feet on the south side of the property. The current lot dimensions are 85 feet by 110 feet based on GIS data. The intended project is a two-family residential structure. The variance request, if granted, will increase the options available in regards to the footprint and floor plan of the structure. Mr. Killen explained that the Public Works department had been contacted and had no objections to the change in setbacks.

Chairperson Quazi opened the public hearing.

Jamie Hayden, applicant, explained that they desired to build a single-story, two-family residence on the lot and the reduction of the setbacks would allow for this residence to be a single-story residence. Board member Baskett asked if similar variances had been made in this area; Mr. Killen confirmed that they had.

No one came forward to speak in favor of or opposition to the variance request.

Chairperson Quazi closed the public hearing.

MOTION by David Baskett, second by Janette Cochran, to approve the variance request. MOTION CARRIED by unanimous vote.

4. Public Hearing - Case No.: SV2021-002

Applicant Beau Mayo is requesting a Subdivision Waiver from Section 154.06.3.D for a project to be constructed at Parcel 29531, Lot 4A, Block 56, of the City Addition, to the City of Stephenville, Erath County, Texas. This property is also known as 314 Floral.

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

Mr. Mayo is requesting a variation relating to the width and overall lot size requirements for a two-family structure in a B-3 zoned district. The current lot dimensions are 50 feet by 110 feet based on GIS data. The applicant’s request, if granted, will result in a variance of an approximate 25 feet reduction on the minimum width requirement and an overall reduction of minimum lot size by approximately 2,000 square feet. Staff is in support of granting the variance.

Chairperson Quazi opened the public hearing.

Beau Mayo, applicant, stated that he could currently meet all requirements other than the lot size.

No one came forward to speak in favor of or opposition to the variance request.

Chairperson Quazi closed the public hearing.

MOTION by Janette Cochran, second by Janet Cole, to approve the variance request. MOTION CARRIED by unanimous vote.

ADJOURN

The meeting was adjourned at 4:21 p.m.

APPROVED:

ATTEST:

Moumin Quazi, Chair

Tina Cox, Board Secretary

Board of Adjustment

STAFF REPORT



SUBJECT: Case No.: V2021-004
MEETING: Board of Adjustment – 11 March 2021
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

BACKGROUND:

Applicant Brian Gaffin with Gaffin Architects representing Erath County, is requesting a variance from the Parking Requirements, Section 154.11(A)(2)(d), for a project to be constructed at Parcels 29239 and 29240, being Lots 1, 2,3 and 4 of Block 14 of the City Addition to the City of Stephenville, Erath County, Texas. These parcels are known at 235 S. Virginia and 280 College, respectively. The variance under consideration is to allow parking spaces in front of the building.

CURRENT ZONING:

(DT) - Downtown

FUTURE LAND USE:

(DT) - Downtown

WATER:

Ample city mains surrounding site.

SEWER:

Ample city mains surrounding site.

Downtown District (DT). All commercial uses permitted in the Downtown (DT) District are not subject to Section 11: Parking Regulations on-site parking. If new construction provides on-site parking it shall be located behind buildings, out of view from the street. This area will be paved with asphalt, concrete or brick.

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

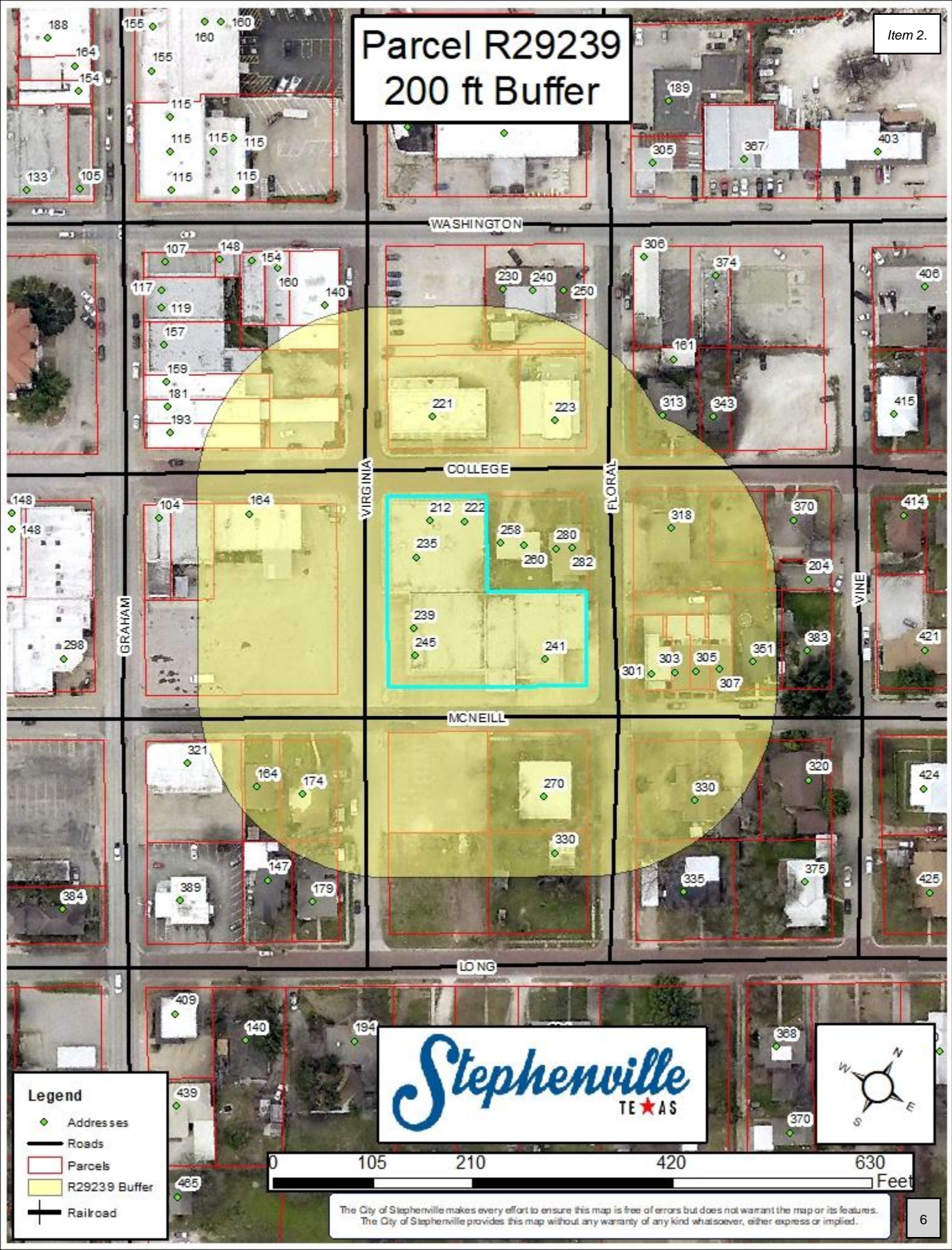
ALTERNATIVES:

- 1. Approve the Variance Request
- 2. Approve the Variance Request with modifications
- 3. Deny the Variance Request

ATTACHMENTS:

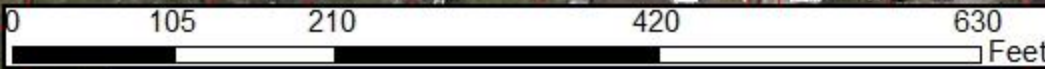
Parcel R29239 200 ft Buffer

Item 2.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- R29239 Buffer
- Railroad

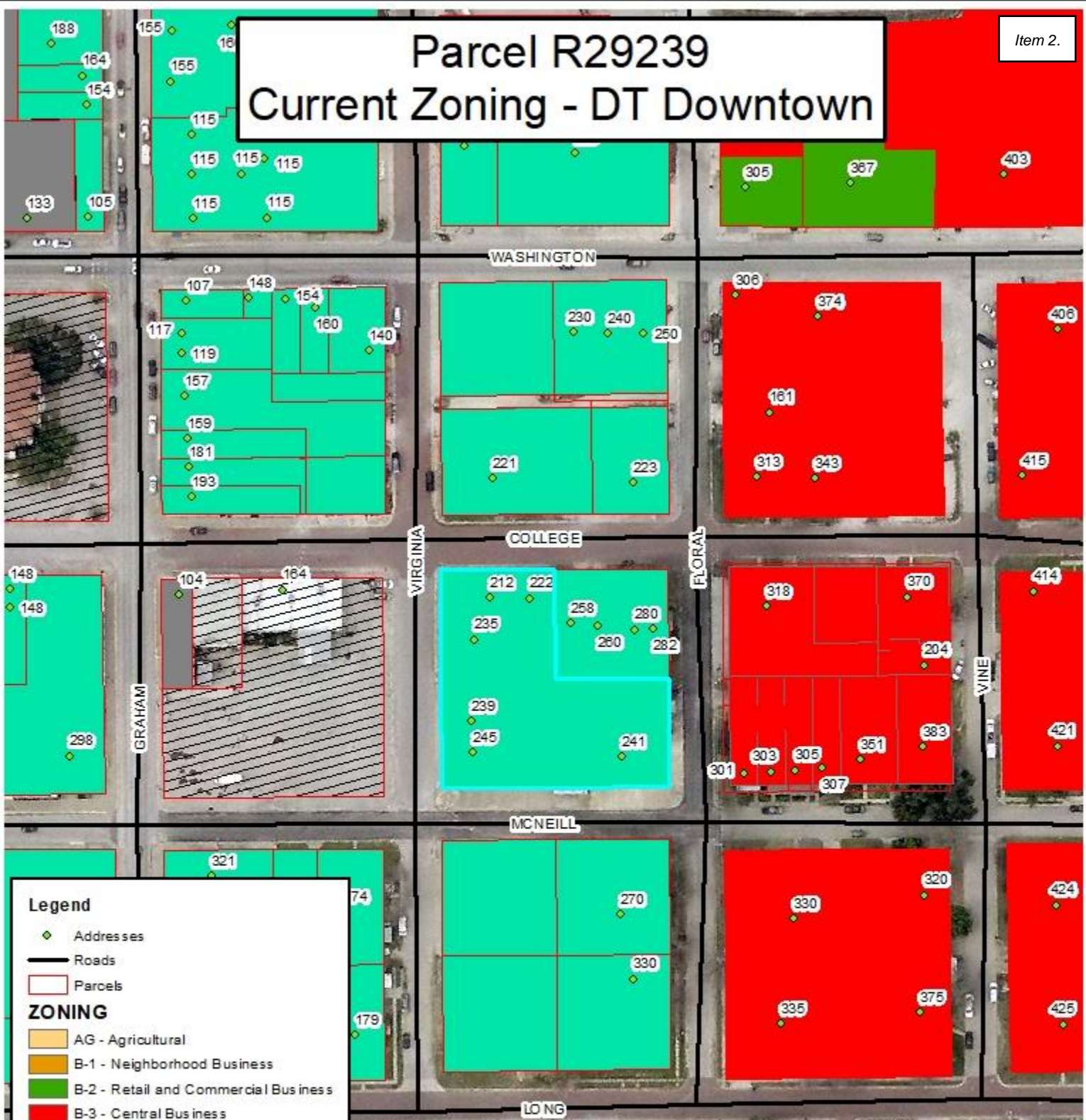


The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.

Parcel R29239

Current Zoning - DT Downtown

Item 2.



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, Tareyton, 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-3 - Multiple Family
- RE - Single Family - 1 Acre
- Railroad

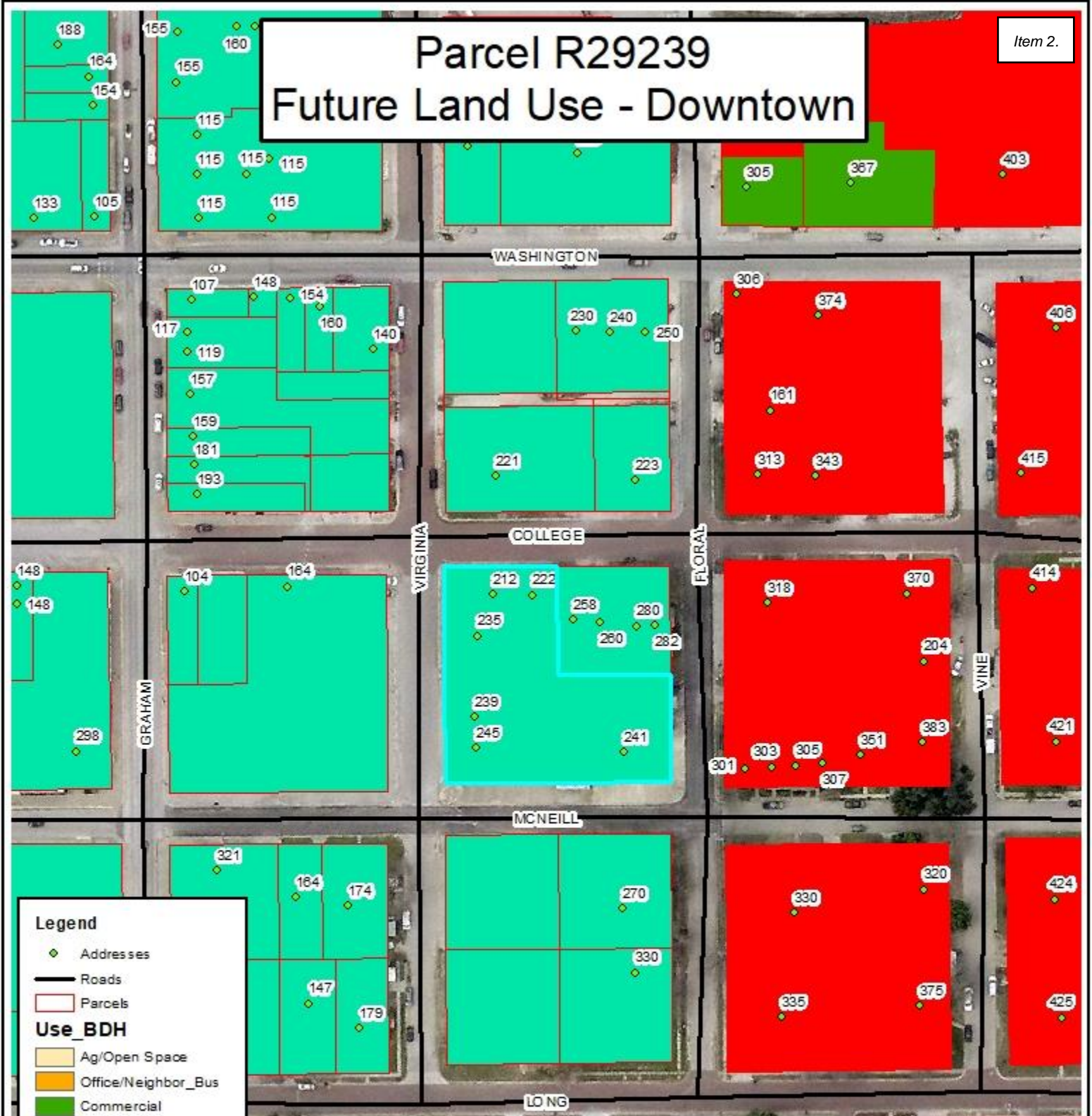
105
210
420
630

Feet

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.

Parcel R29239 Future Land Use - Downtown

Item 2.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels
- Use_BDH**
- 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
- ⊕ Railroad



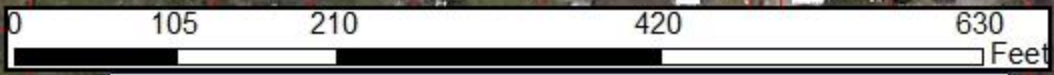
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Parcel R29239 Water & Sewer Utilities

Item 2.



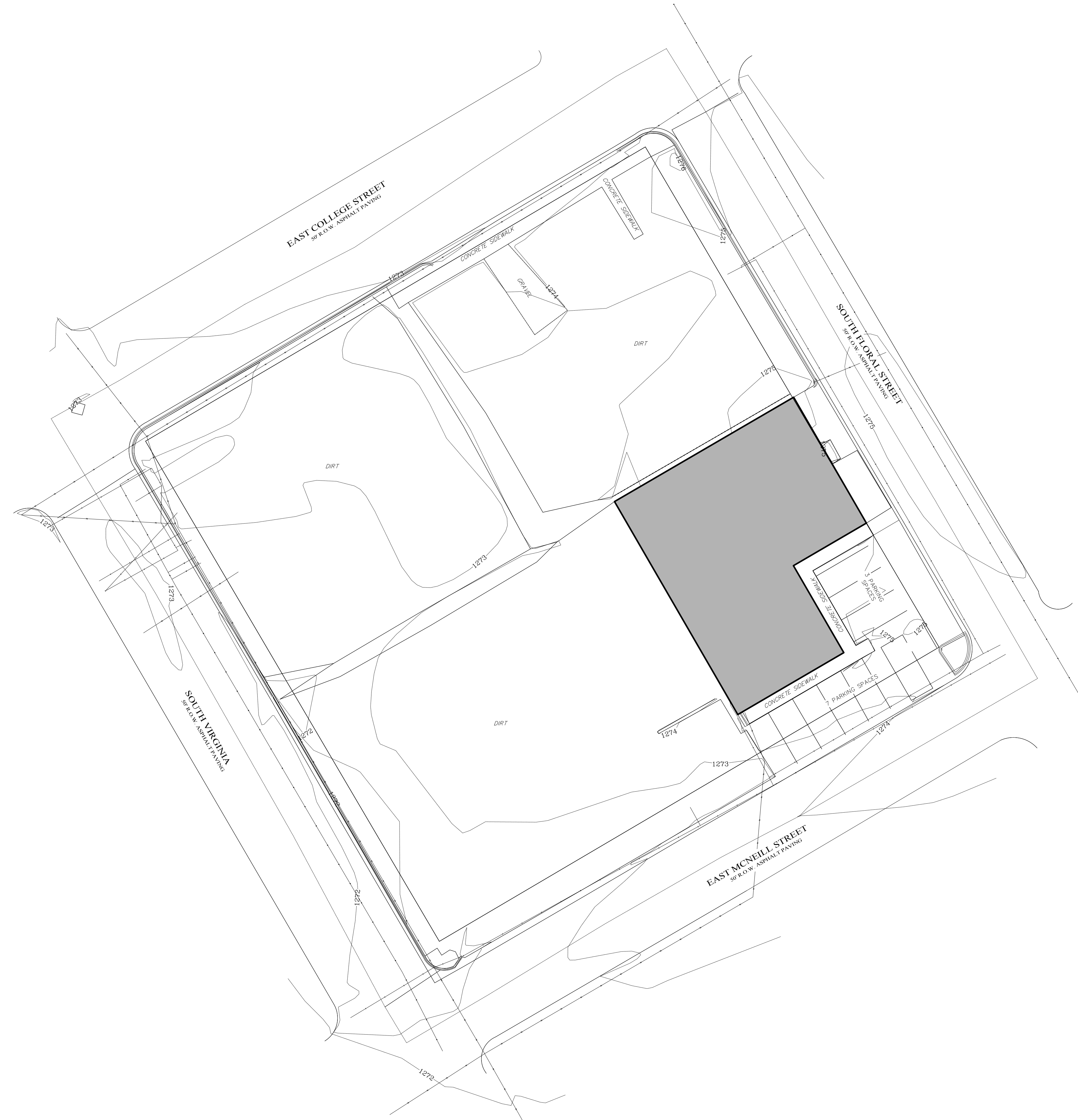
- Legend**
- ◆ Addresses
 - Roads
 - ▭ Parcels
 - Manhole
 - Sewer_Lines
 - Water_Lines
 - Well_Line
 - Railroad





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Parcel R29239 Addresses

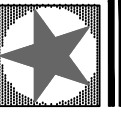
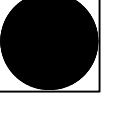
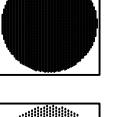










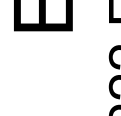

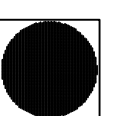
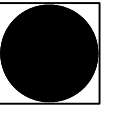

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029164	159 S GRAHAM	72-WHO INC	159 S GRAHAM	STEPHENVILLE	TX	76401
R000029233	147 LONG	BOWLES TYLER & CAREY	PO BOX 397	STEPHENVILLE	TX	76401
R000029237	270 E MCNEILL	BRAMLETT ELIZABETH ADELE	270 E MCNEILL	STEPHENVILLE	TX	76401-0000
R000055758	330 S FLORAL	BRAMLETT ELIZABETH ADELE & SAMANTHA BROOKS	620 E 43RD	SAN ANGELO	TX	76903
R000029157	164 E COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029159	164 E COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029332	313 COLLEGE	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000029236	0 E MCNEILL	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029238	0 E LONG	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029240	280 COLLEGE	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029241	220 E WASHINGTON	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029244	221 E COLLEGE	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029239	235 S VIRGINIA	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000076772	0 S VIRGINIA	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029243	223 E COLLEGE	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000076838	0 S FLORAL	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000029357	330 MCNEILL	GREAT AMERICAN ENTERTAINMENT CO LLC	5396 S US281	STEPHENVILLE	TX	76401
R000029356	307 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029355	305 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029354	303 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029353	301 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000076275	301 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029232	174 MCNEILL	HENRY TOMMY MACK TRUST	174 MCNEILL	STEPHENVILLE	TX	76401
R000029242	240 E WASHINGTON	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000076839	0 S FLORAL	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000029166	157 S GRAHAM	LOKI ENTERPRISES LLC	157 S GRAHAM	STEPHENVILLE	TX	76401
R000029231	164 E MCNEILL	LYON JAY MARSHAL	164 E MCNEILL	STEPHENVILLE	TX	76401-4329
R000029352	351 MCNEILL	MENDOZA MISAEL & DEBORAH	2135 FALCON CT	STEPHENVILLE	TX	76401
R000029173	140 S VIRGINIA	NANCE JERRY C & KELIJON W	PO BOX 1726	STEPHENVILLE	TX	76401-0000
R000029333	343 COLLEGE	ROACH KERRY JANE	644 EAST RD	STEPHENVILLE	TX	76401-0000
R000029360	335 E LONG	SELF BOBBY & PAMELA J	335 E LONG	STEPHENVILLE	TX	76401
R000029348	356 COLLEGE	SKIPPER ELLEN & ANNALYNN SKIPPER	PO BOX 133	STEPHENVILLE	TX	76401
R000029358	320 VINE	SKIPPER ELLEN & ANNALYNN SKIPPER	PO BOX 133	STEPHENVILLE	TX	76401
R000029347	318 E COLLEGE	SKIPPER REAL ESTATE	PO BOX 133	STEPHENVILLE	TX	76401-0000
R000029174	144 S VIRGINIA	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029163	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000044704	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029230	321 S GRAHAM	STOKES REAL ESTATE LP	321 S GRAHAM	STEPHENVILLE	TX	76401
R000029234	179 LONG	THOMAS SARA	373 GLENWOOD RD	DELAND	FL	32720-1628
R000029350	204 VINE	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000029349	370 COLLEGE	TUGGLE KENNETH	370 E COLLEGE	STEPHENVILLE	TX	76401-0000
R000029162	193 S GRAHAM	WILSON-FRASER	193 S GRAHAM	STEPHENVILLE	TX	76401





EXISTING SURVEY
 SCALE: 1" = 20'-0"



SHEET **SP.100**
 DATE **12/17/2020**
 REVISED _____
 SET _____
 FILE NAME: _____

ERATH COUNTY - ANNEX ONE
 222 E. COLLEGE STREET, STEPHENVILLE TEXAS 76401

BRIAN O. GAFFIN, A.I.A., ARCHITECT, INC.
 MEMBER AMERICAN INSTITUTE OF ARCHITECTS
 P.O. BOX 2156 GRANBURY, TEXAS 76048
 (817) 266-4686
 bgaffin@gaffinarchitects.com

Board of Adjustment
STAFF REPORT



Item 3.

SUBJECT: Case No.: V2021-003
MEETING: Board of Adjustment – 11 March 2021
DEPARTMENT: Development Services
STAFF CONTACT: Steve Killen

BACKGROUND:

Applicant Brian Gaffin with Architects representing Erath County is requesting a variance from the Landscape Requirements, Section 154.1(C)(1) for a project to be constructed at Parcels 29239 and 29240, being Lots 1, 2,3 and 4 of Block 14 of the City Addition to the City of Stephenville, Erath County, Texas. These parcels are known at 235 S. Virginia and 280 College, respectively.

Mr. Gaffin states the pervious area for landscaping requirements cannot be met under the current site plan. He is therefore requesting a 5% reduction in the landscape requirement. The site, therefore, will have a total landscaping of 10% of the total site in lieu of the required 15%.

CURRENT ZONING:

(DT) - Downtown

FUTURE LAND USE:

(DT) - Downtown

WATER:

Ample city mains surrounding site.

SEWER:

Ample city mains surrounding site.

13.C Landscape Installation Required.

(1) Fifteen percent of the total land area in any proposed development or construction that occurs for any use after the effective date of this ordinance shall be landscaped. This 15% requirement shall apply to each phase as it is developed.

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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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:

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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.

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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:

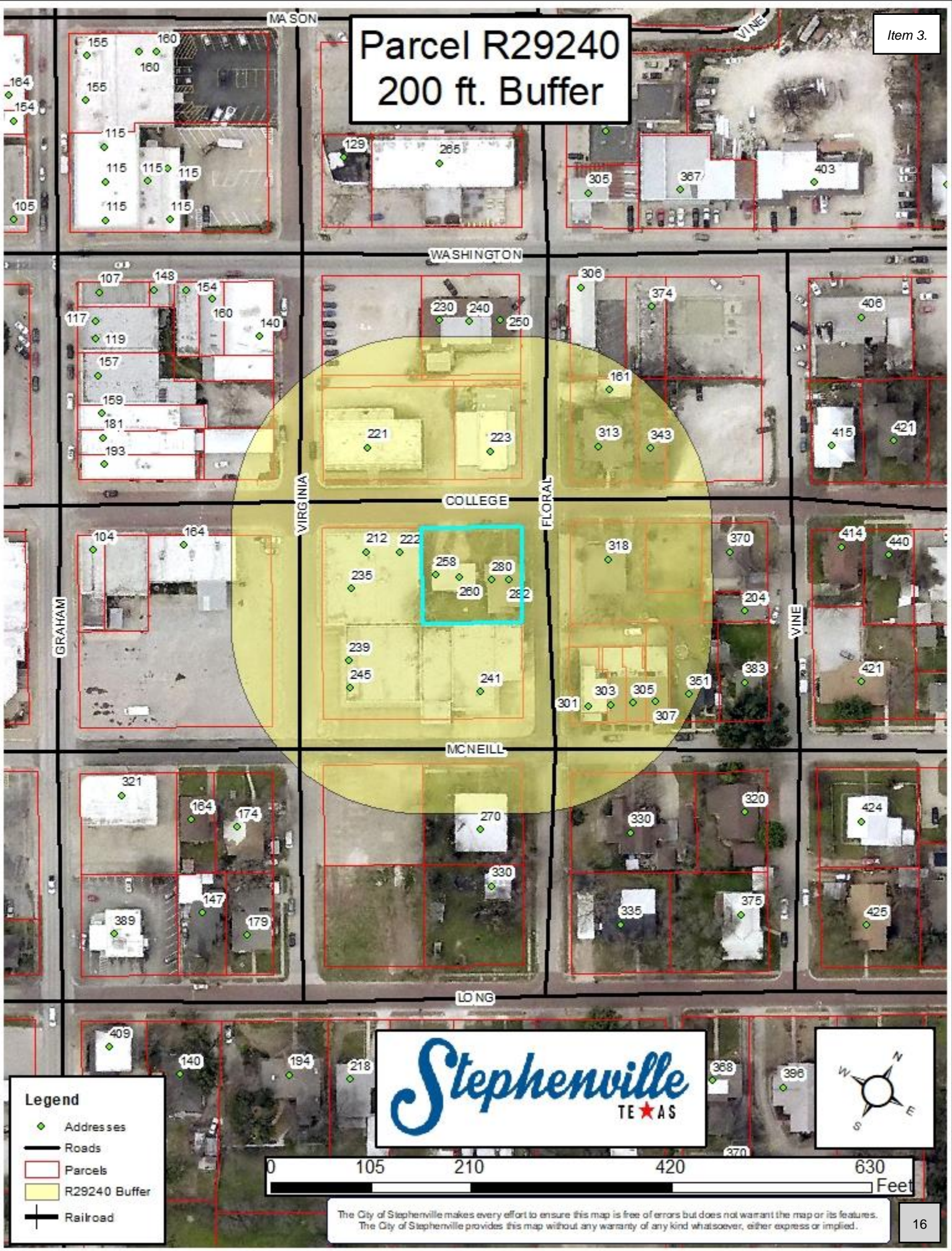
- 1. Approve the Variance Request
- 2. Approve the Variance Request with modifications
- 3. Deny the Variance Request

ATTACHMENTS:

MASON

Parcel R29240 200 ft. Buffer

Item 3.



- Legend**
- ◆ Addresses
 - Roads
 - Parcels
 - R29240 Buffer
 - Railroad

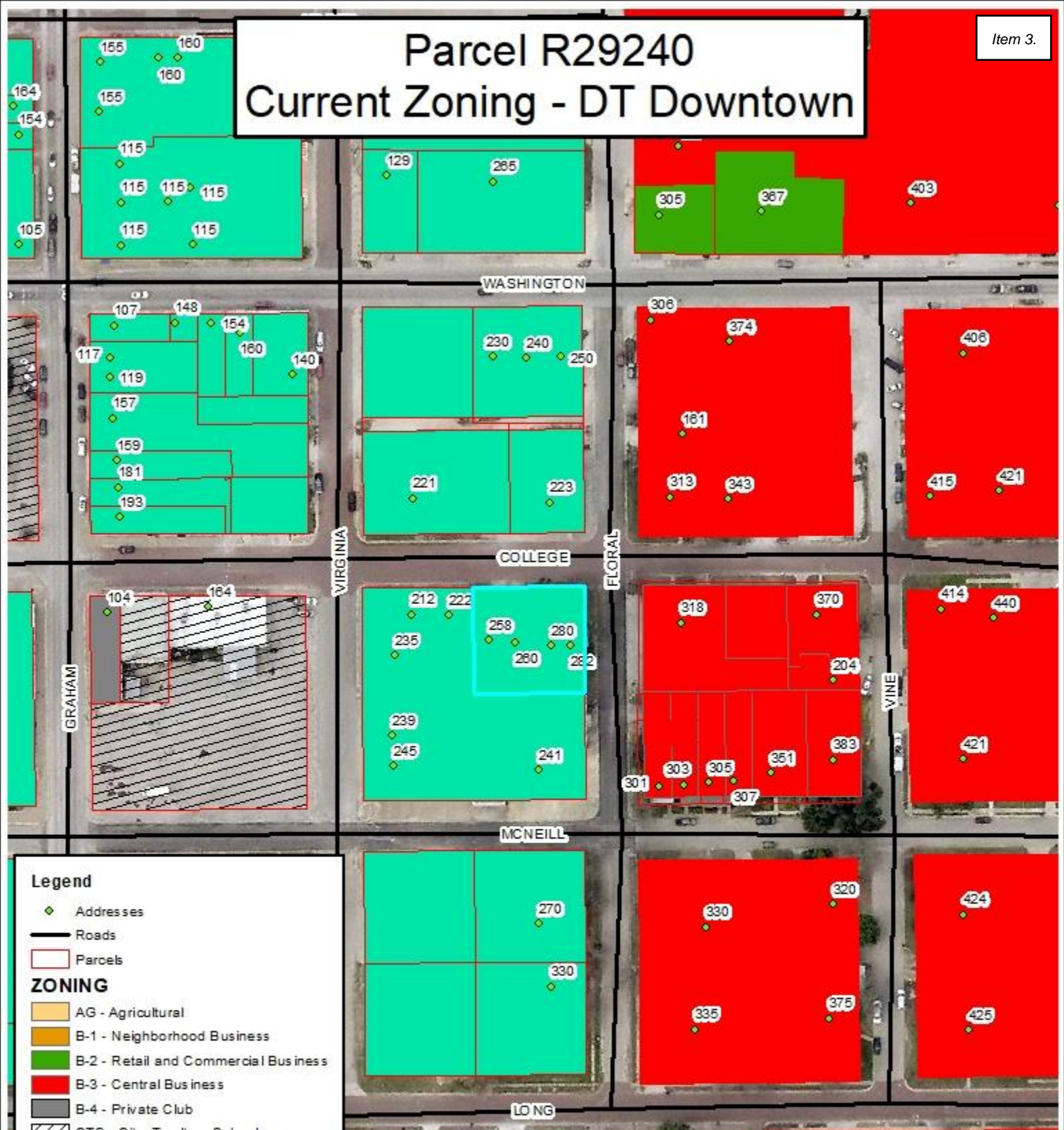


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Parcel R29240

Current Zoning - DT Downtown

Item 3.



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, Tarrant, 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-3 - Multiple Family
- RE - Single Family - 1 Acre
- Railroad

105
210
420
630

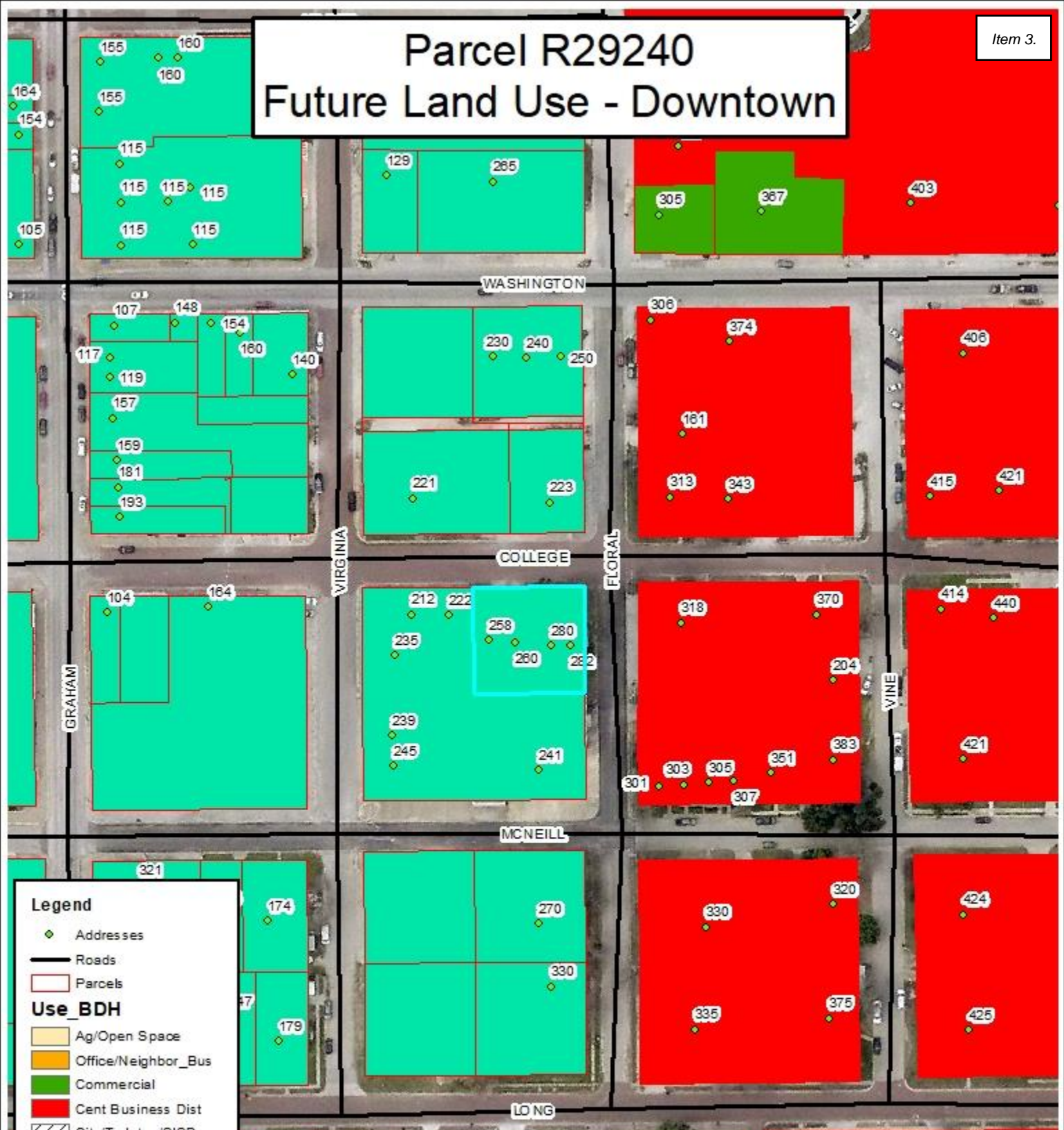
Feet

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.

Parcel R29240

Future Land Use - Downtown

Item 3.



Legend

- ◆ Addresses
- Roads
- ▭ Parcels

Use_BDH

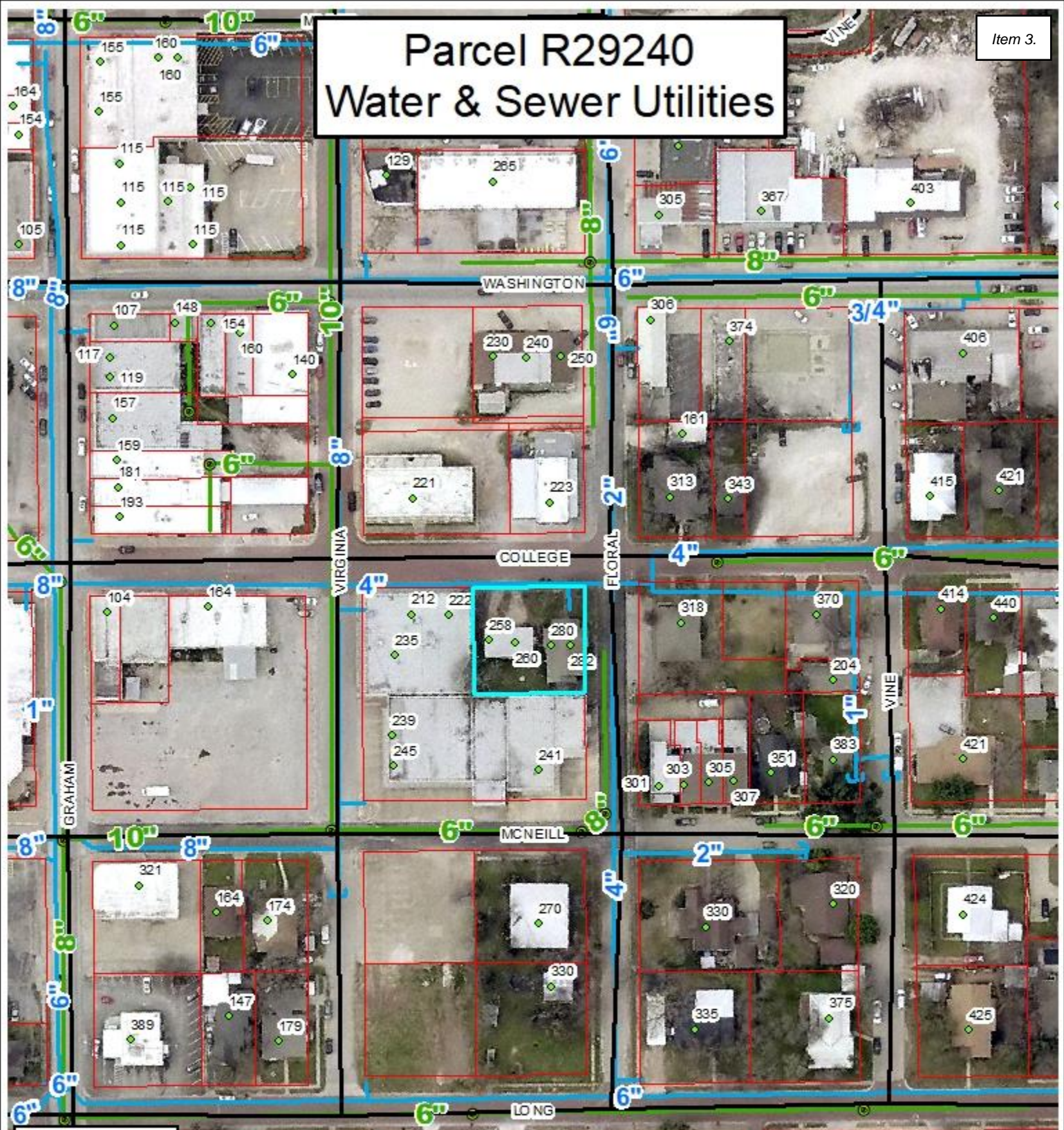
- Ag/Open Space
- Office/Neighbor_Bus
- Commercial
- Cent Business Dist
- City/Tarleton/SISD
- Downtown
- Industrial
- Planned Development
- Single Family
- 1_2 Family
- Multi-Fam/Resident
- Duplex/Townhome
- Manufact Homes
- ⊕ Railroad



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Parcel R29240 Water & Sewer Utilities

Item 3.



Legend

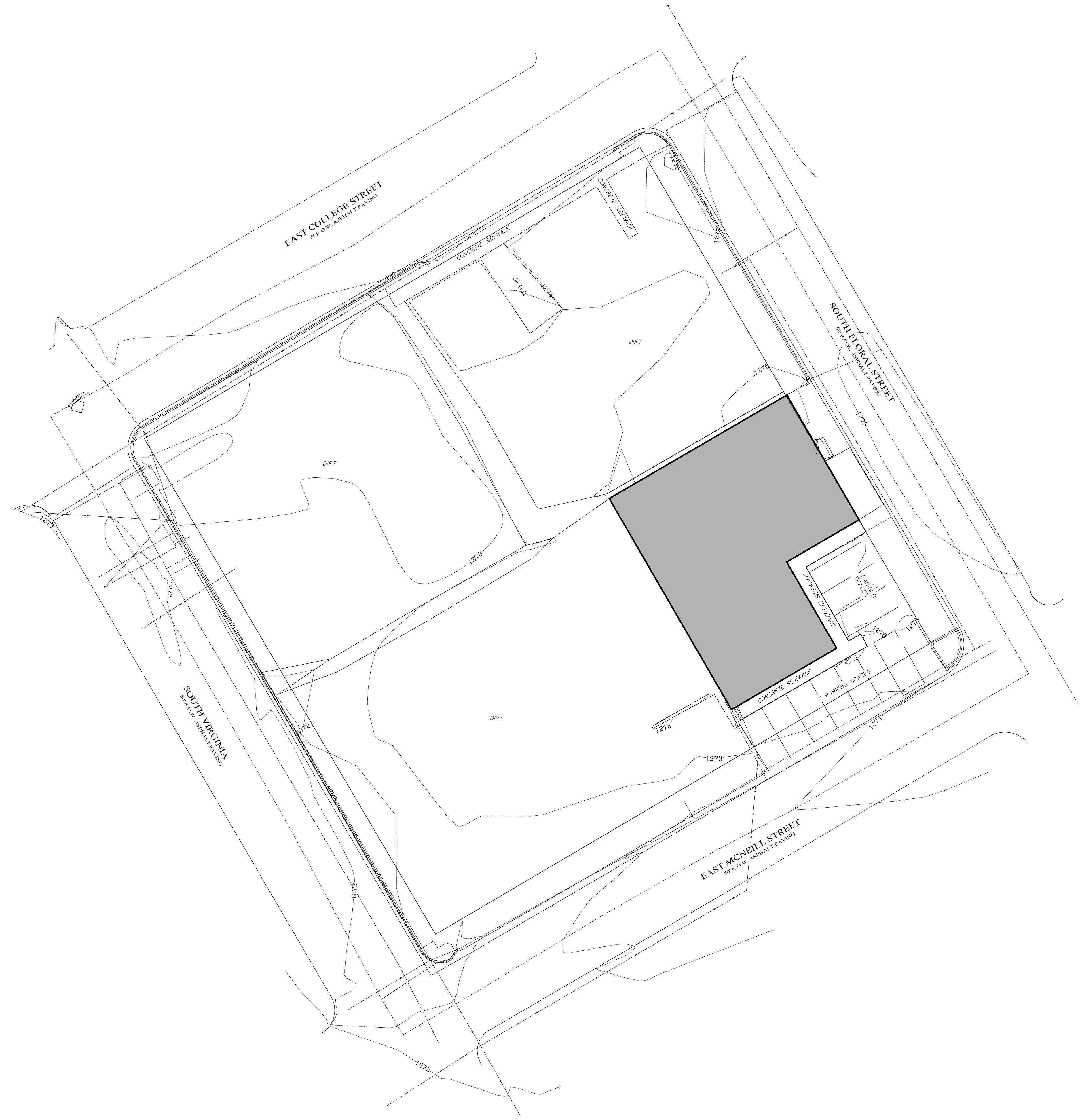
- ◆ Addresses
- Roads
- Parcels
- Manhole
- Sewer_Lines
- Water_Lines
- Well_Line
- Railroad



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Parcel R29240 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029237	270 E MCNEILL	BRAMLETT ELIZABETH ADELE	270 E MCNEILL	STEPHENVILLE	TX	76401-0000
R000029159	164 E COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029334	374 E WASHINGTON	COLLIER HUGHBERT ARNOLD & GAIL WHITE	741 W COLLEGE	STEPHENVILLE	TX	76401
R000029332	313 COLLEGE	ERATH CAPITAL INVESTMENTS LLC	2699 CR223	STEPHENVILLE	TX	76401
R000029236	0 E MCNEILL	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000029240	280 COLLEGE	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029241	220 E WASHINGTON	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029244	221 E COLLEGE	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029239	235 S VIRGINIA	ERATH COUNTY	ERATH COUNTY COURTHOUSE	STEPHENVILLE	TX	76401
R000076772	0 S VIRGINAIA	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029243	223 E COLLEGE	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000076838	0 S FLORAL	GONZALEZ ALVARO & CONSUELO	1726 CR508	DUBLIN	TX	76446
R000029357	330 MCNEILL	GREAT AMERICAN ENTERTAINMENT CO LLC	5396 S US281	STEPHENVILLE	TX	76401
R000029356	307 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029355	305 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029354	303 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029353	301 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000076275	301 MCNEILL	HARGROVE ERIC & NATASHA	14777 N US281	STEPHENVILLE	TX	76401
R000029242	240 E WASHINGTON	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000076839	0 S FLORAL	J & S FAMILY HOLDINGS LLC	PO BOX 1201	STEPHENVILLE	TX	76401
R000029166	157 S GRAHAM	LOKI ENTERPRISES LLC	157 S GRAHAM	STEPHENVILLE	TX	76401
R000029352	351 MCNEILL	MENDOZA MISAEL & DEBORAH	2135 FALCON CT	STEPHENVILLE	TX	76401
R000029330	306 E WASHINGTON	MONRRREAL REYNALDO & JESUS	810 ALEXANDER RD	STEPHENVILLE	TX	76401-5125
R000029333	343 COLLEGE	ROACH KERRY JANE	644 EAST RD	STEPHENVILLE	TX	76401-0000
R000029331	0 E COLLEGE	ROACH KERRY JANE	644 EAST RD	STEPHENVILLE	TX	76401-0000
R000029348	356 COLLEGE	SKIPPER ELLEN & ANNALYNN SKIPPER	PO BOX 133	STEPHENVILLE	TX	76401
R000029347	318 E COLLEGE	SKIPPER REAL ESTATE	PO BOX 133	STEPHENVILLE	TX	76401-0000
R000044704	181 S GRAHAM	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000029350	204 VINE	TRAFALGAR HOMES OF TEXAS LLC	PO BOX 65	STEPHENVILLE	TX	76401
R000029349	370 COLLEGE	TUGGLE KENNETH	370 E COLLEGE	STEPHENVILLE	TX	76401-0000



EXISTING SURVEY
 SCALE: 1" = 20'-0"

PLAN NORTH
 TRUE NORTH

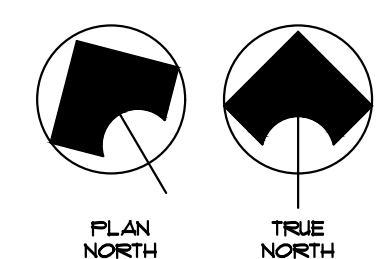
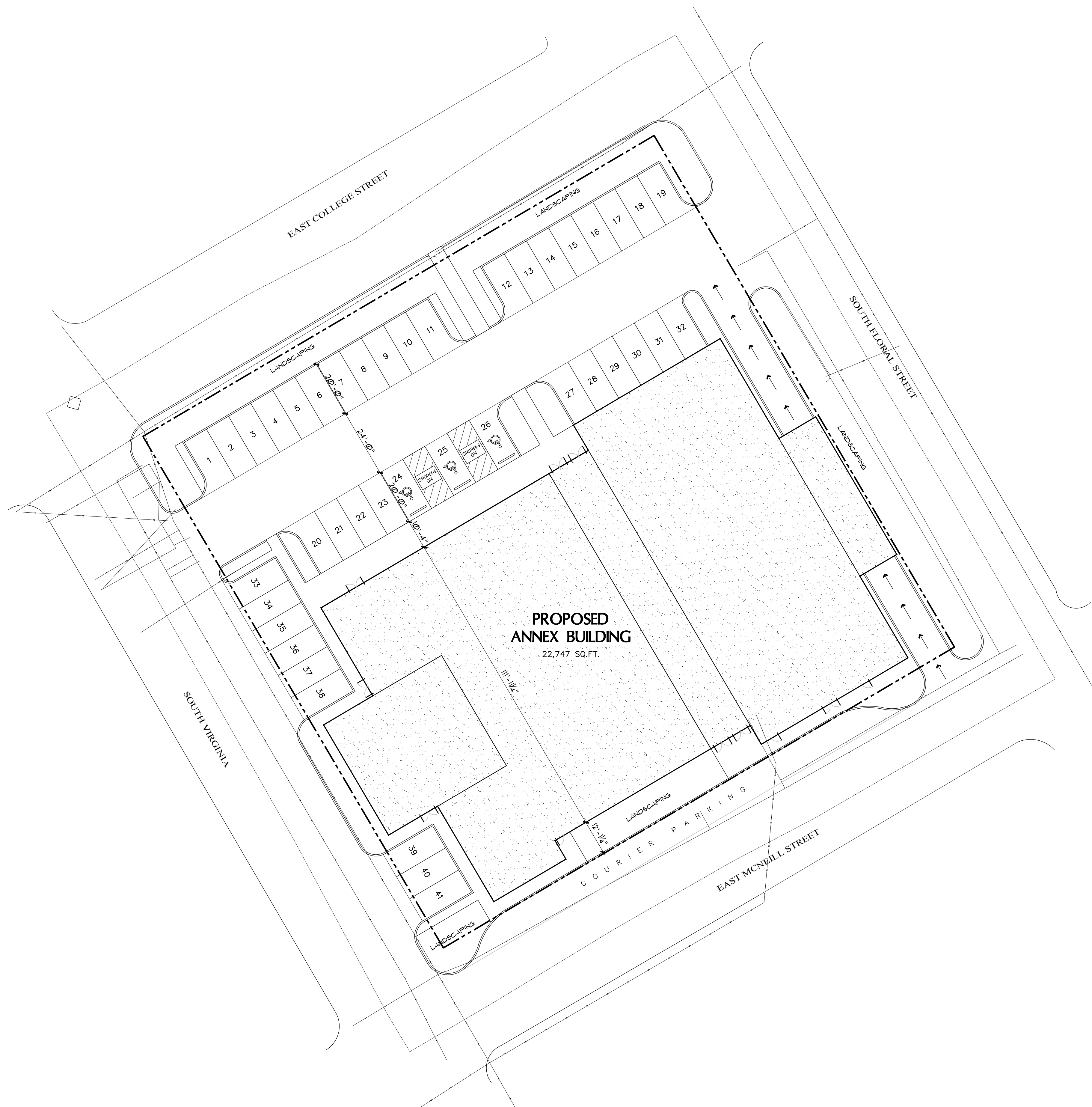


SP.100

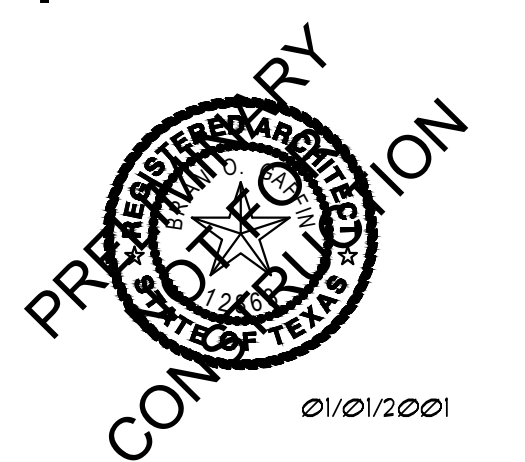
SHEET
 DATE 12/17/2020
 REVISED
 SET
 FILE NAME:

ERATH COUNTY - ANNEX ONE
 222 E. COLLEGE STREET, STEPHENVILLE TEXAS 76401

BRIAN O. GAFFIN, A.I.A., ARCHITECT, INC.
 MEMBER AMERICAN INSTITUTE OF ARCHITECTS
 P.O. BOX 2156 GRANBURY, TEXAS 76048
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 bgaffin@gaffinarchitects.com

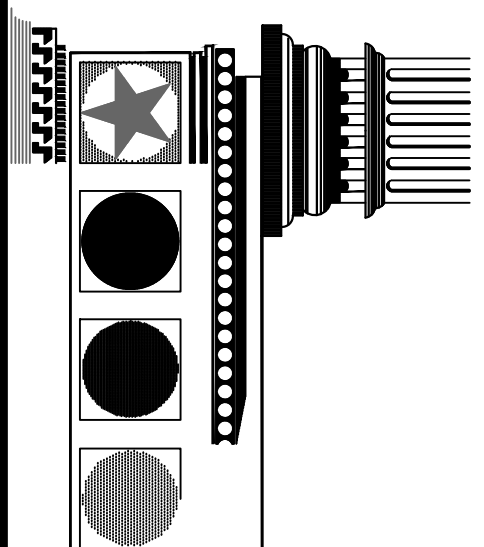


PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



PR
COM
SHEET **SP.101**
DATE **12/17/2020**
REVISED _____
SET _____
FILE NAME: _____

ERATH COUNTY - ANNEX ONE
222 E. COLLEGE STREET, STEPHENVILLE TEXAS 76401



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