



SPECIALLY CALLED BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, February 15, 2024 at 4:00 PM

AGENDA

CALL TO ORDER

PUBLIC HEARING

1. Case No.: V2024-005

Applicant Steve Peacock, representing C&S Contractors, is requesting a variance from Section 154.05.6.D(B)(5) regarding Minimum Depth of Rear Setback for property located at 1665 Hyman, being Parcel R33697, BLOCK 26; LOT 17 of the South Side Addition of the City of Stephenville, Erath County, Texas.

ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.

Board of Adjustment STAFF REPORT



Item 1.

SUBJECT: Case No.: V2024-005
Applicant Steve Peacock, representing C&S Contractors, is requesting a variance from Section 154.05.6.D(B)(5) regarding Minimum Depth of Rear Setback for property located at 1665 Hyman, being Parcel R33697, BLOCK 26; LOT 17 of the South Side Addition of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment – February 15, 2024

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

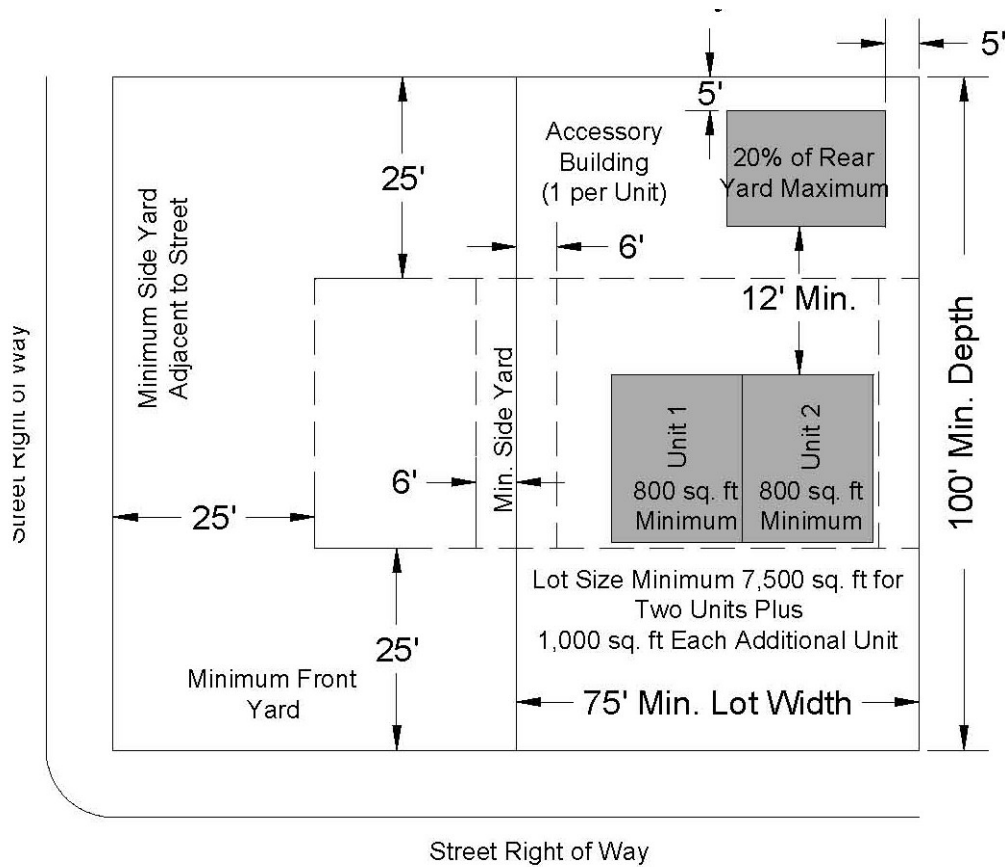
BACKGROUND:

Mr. Peacock is requesting a 15' variance relating to the rear setback requirement of 25' in order to build a duplex residential structure. If approved, the rear setback will be reduced to 10' as reflected on the site plan.

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:

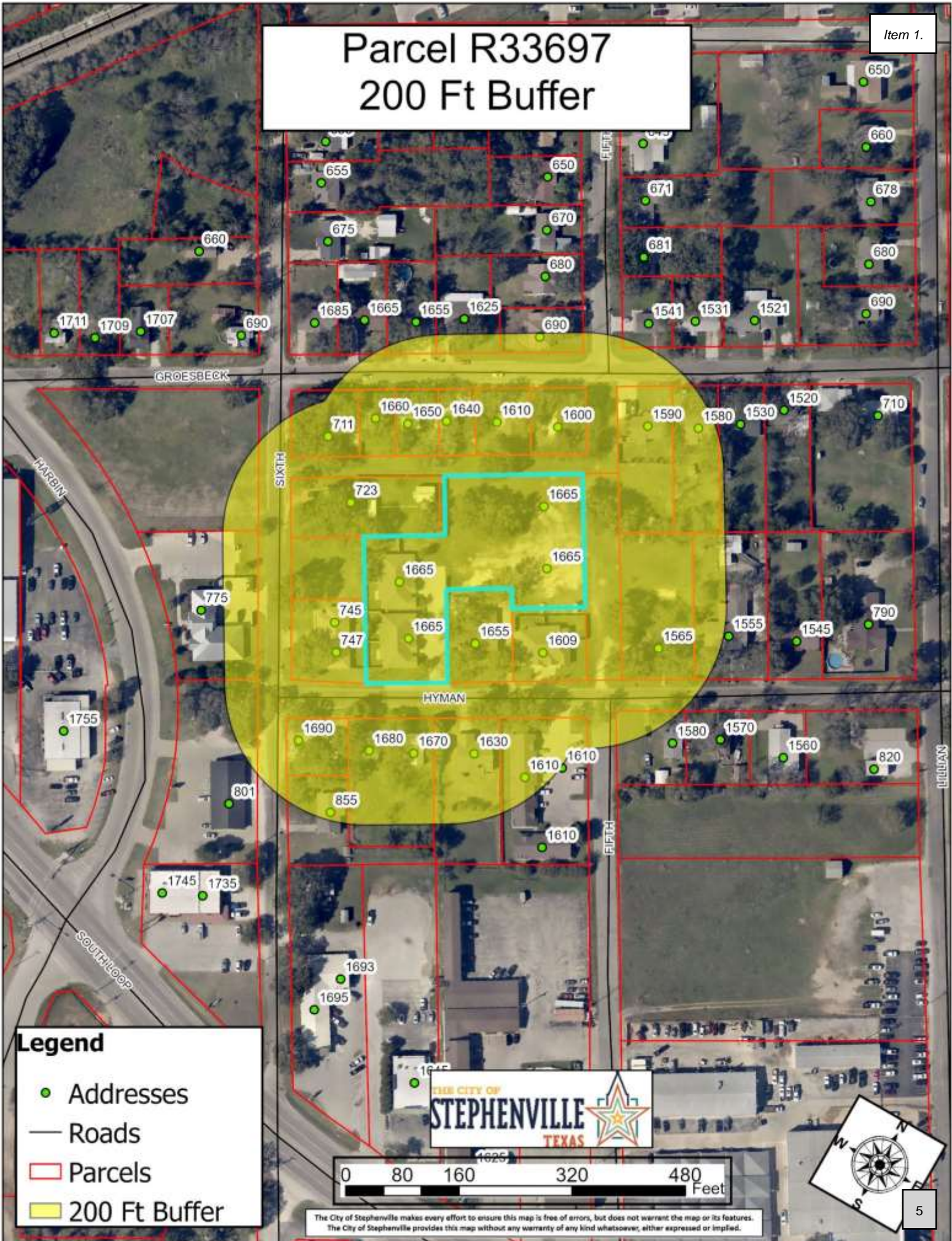
- a. The facts filed with the application;
- b. The testimony presented at the public hearing on the appeal;
- c. The City Staff's technical report on the appeal; and d. The Board's findings in its field inspection of the property.

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

ALTERNATIVES:

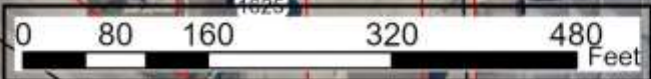
1. Approve the Variance Request
2. Deny the Variance Request

Parcel R33697 200 Ft Buffer

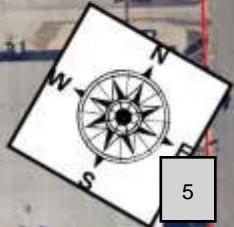


Legend

- Addresses
- Roads
- ▭ Parcels
- 200 Ft Buffer



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



Parcel R33697 Current Zoning - R3 Multifamily

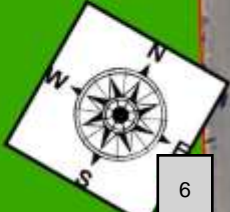


Legend

- 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



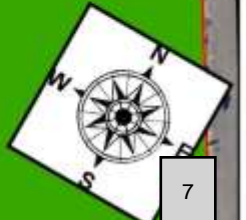
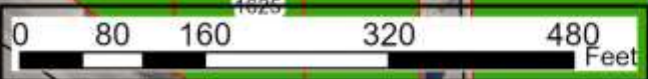
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Parcel R33697 Future Land Use - Single Family



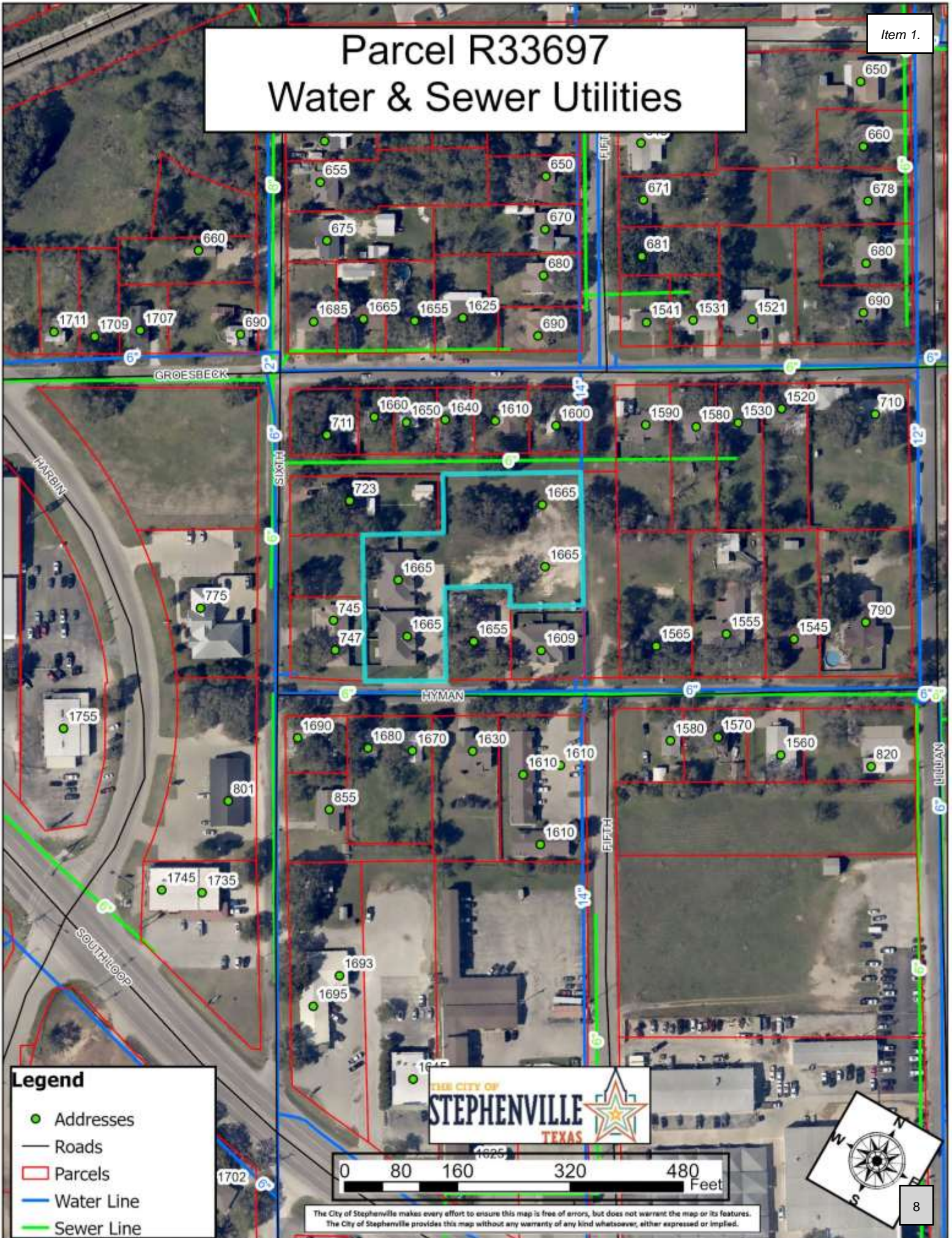
Legend

- Addresses
 - Roads
 - Parcels
- ### Future Land 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



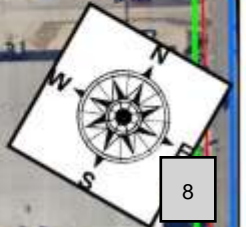
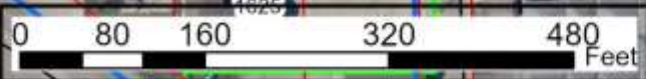
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Parcel R33697 Water & Sewer Utilities



Legend

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

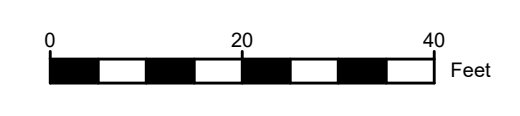
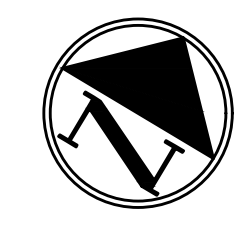
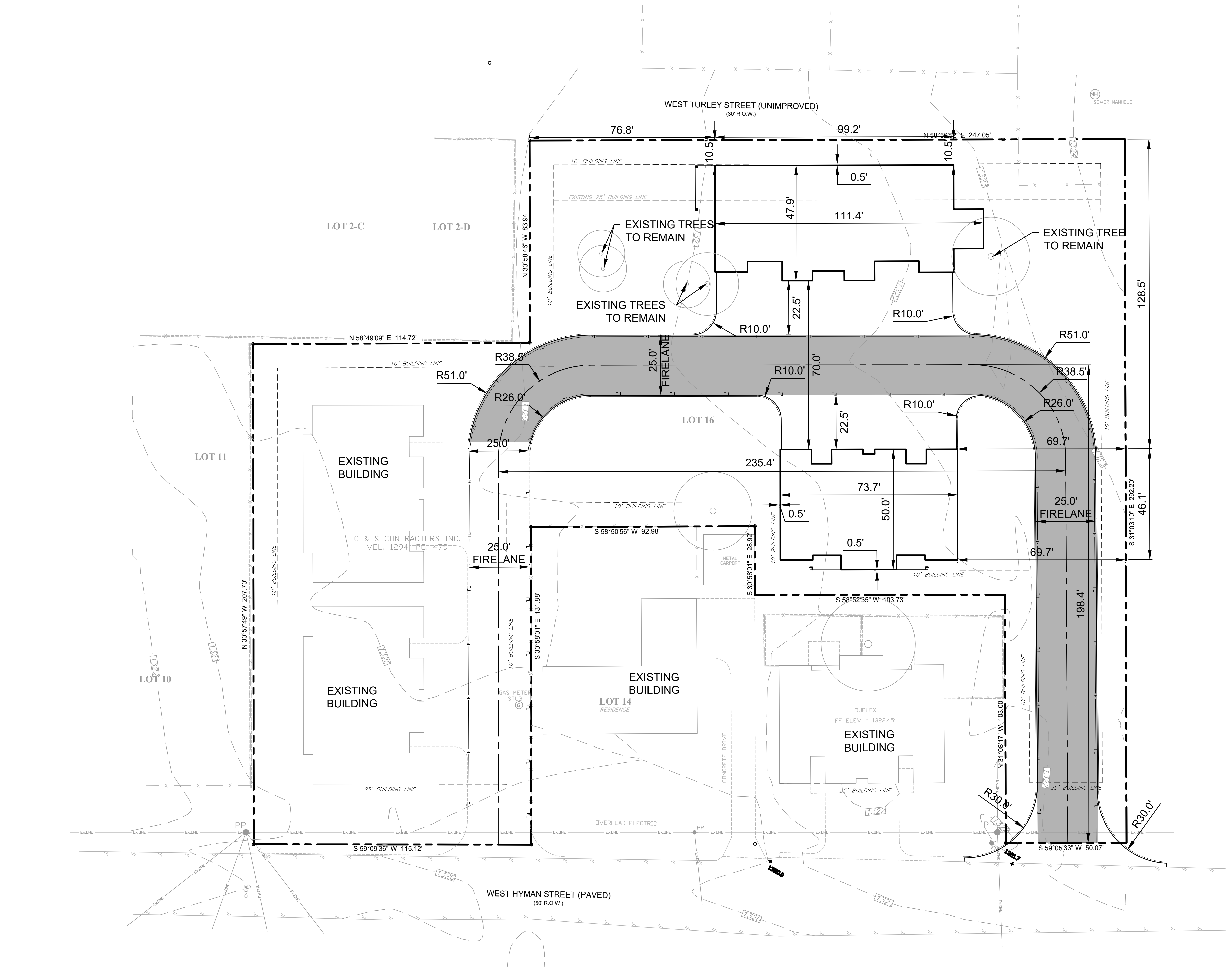


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Parcel R33697 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033691	1660 GROESBECK	6 + 6 HOUSING CORPORATION	PO BOX 15173	SAN ANTONIO	TX	78212
R000033693	1640 GROESBECK	6 + 6 HOUSING CORPORATION	PO BOX 15173	SAN ANTONIO	TX	78212-8373
R000033692	1650 GROESBECK	6 + 6 HOUSING CORPORATION	PO BOX 15173	SAN ANTONIO	TX	78212-8373
R000033631	1541 GROESBECK	ALEXANDER JAMES R & ROBIN L ALEXANDER AND	2101 RIVERFOREST CT	ARLINGTON	TX	76107
R000033615	1665 W GROESBECK	BERRY DEDE JANE	1249 JOHNSON ST	DE LEON	TX	76444
R000033698	1655 HYMAN	C & S CONTRACTORS INC	PO BOX 1294	STEPHENVILLE	TX	76401
R000033783	1610 HYMAN	C & S CONTRACTORS INC	PO BOX 1294	STEPHENVILLE	TX	76401
R000033697	1665 HYMAN	C & S CONTRACTORS INC	PO BOX 1294	STEPHENVILLE	TX	76401
R000076531	1609 HYMAN	C & S CONTRACTORS INC	PO BOX 1294	STEPHENVILLE	TX	76401
R000077975	0 HYMAN	C & S CONTRACTORS INC	PO BOX 1294	STEPHENVILLE	TX	76401
R000033687	711 SIXTH	CARROLL MATTHEW MITCHELL & MELISSA	711 S SIXTH ST	STEPHENVILLE	TX	76401-4011
R000033762	775 S HARBIN DR	CROSS TIMBERS PREGNANCY CARE CENTER	775 S HARBIN DR	STEPHENVILLE	TX	76401
R000033702	1530 GROESBECK	EDWARDS DEREK & SHARON DENISE EDWARDS	540 LAKOTA LANE	PALO PINTO	TX	76484
R000033694	1610 GROESBECK	GRIFFITH AUSTIN J & ERIN MICHELLS GRIFFITH	1610 W GROESBECK	STEPHENVILLE	TX	76401
R000033780	1690 HYMAN	GUTIERREZ SEBASTIAN M & NOHEMI N ROJAS	1690 HYMAN	STEPHENVILLE	TX	76401
R000033619	690 FIFTH	HAMPTON BARBARA REVOCABLE LIFE ESTATE	1702 W SOUTH LOOP	STEPHENVILLE	TX	76401
R000033695	1600 GROESBECK	HENKELL SHERRY JEAN	1600 W GROESBECK ST	STEPHENVILLE	TX	76401
R000033700	1590 GROESBECK	HUNT CHRISTOPHER & JENNIFER HUNT	1590 W GROESBECK	STEPHENVILLE	TX	76401
R000033756	801 S HARBIN DR	JIM AND JANET TUCKER, LLC	PO BOX 1337	STEPHENVILLE	TX	76401
R000033779	1630 HYMAN	MILLER REAGAN L	1630 HYMAN ST	STEPHENVILLE	TX	76401
R000033706	1555 HYMAN	NEVE JAMES R & BRENDA KAY	1555 HYMAN ST	STEPHENVILLE	TX	76401-0000
R000033688	723 SIXTH	PEACOCK BRYAN L	723 S SIXTH ST	STEPHENVILLE	TX	76401
R000033781	1670 HYMAN	RODRIGUEZ JOSE	494 CR567	STEPHENVILLE	TX	76401
R000033768	1580 HYMAN	SCHMITTOU JIMMY DON	1580 HYMAN	STEPHENVILLE	TX	76401-0000
R000033701	1580 GROESBECK	SCHOUTEN TOM & NANCY JONES	802 PRAIRIE WIND BLVD	STEPHENVILLE	TX	76401-1809
R000076187	0 S HARBIN DR	THOMPSON RANDY & RENEE THOMPSON	PO BOX 30	BLUFF DALE	TX	76433
R000033616	1625 GROESBECK	WESTBROOK MICHAEL J & DELISA B WESTBROOK	332 PR2651	DECATUR	TX	76234
R000033705	1565 HYMAN	WISE THOMAS L & CONNIE H WISE	516 CR424	COMANCHE	TX	76442
R000033782	855 SIXTH	WOOD REAL PROPERTY HOLDINGS LLC	PO BOX 1898	STEPHENVILLE	TX	76401
R000033620	1655 GROESBECK	ZAVALA FRANCISCO J & WENDY	1655 W GROESBECK	STEPHENVILLE	TX	76401
R000070167	737 SIXTH	ZIAEE YADI	745 S SIXTH ST	STEPHENVILLE	TX	76401
R000070166	745 SIXTH	ZIAEE YADI	745 S SIXTH ST	STEPHENVILLE	TX	76401

File: C:\Users\Chris.Jolley\Synology\Projects\2024-118 Steve Peacock Duplex Development Phase 2\CAD\Plot Sheets\C-2.0 Site Plan.dwg || Date Plotted: 2/7/2024 11:44 AM || Plotted By: Chris Jolley



LEGEND

	PROPERTY LINE
	EASEMENT / SETBACK LINE
	FIRE LANE STRIPING
	FIRE LANE EXTENTS
	SIDEWALK/FLATWORK

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
- ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

**PEACOCK DUPLEX DEVELOPMENT
PHASE 2
STEPHENVILLE, TEXAS
SITE PLAN**

No.	Date	Revision Description

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

M. REECE FLANAGAN, P.E.
TEXAS REGISTRATION NO. 129781

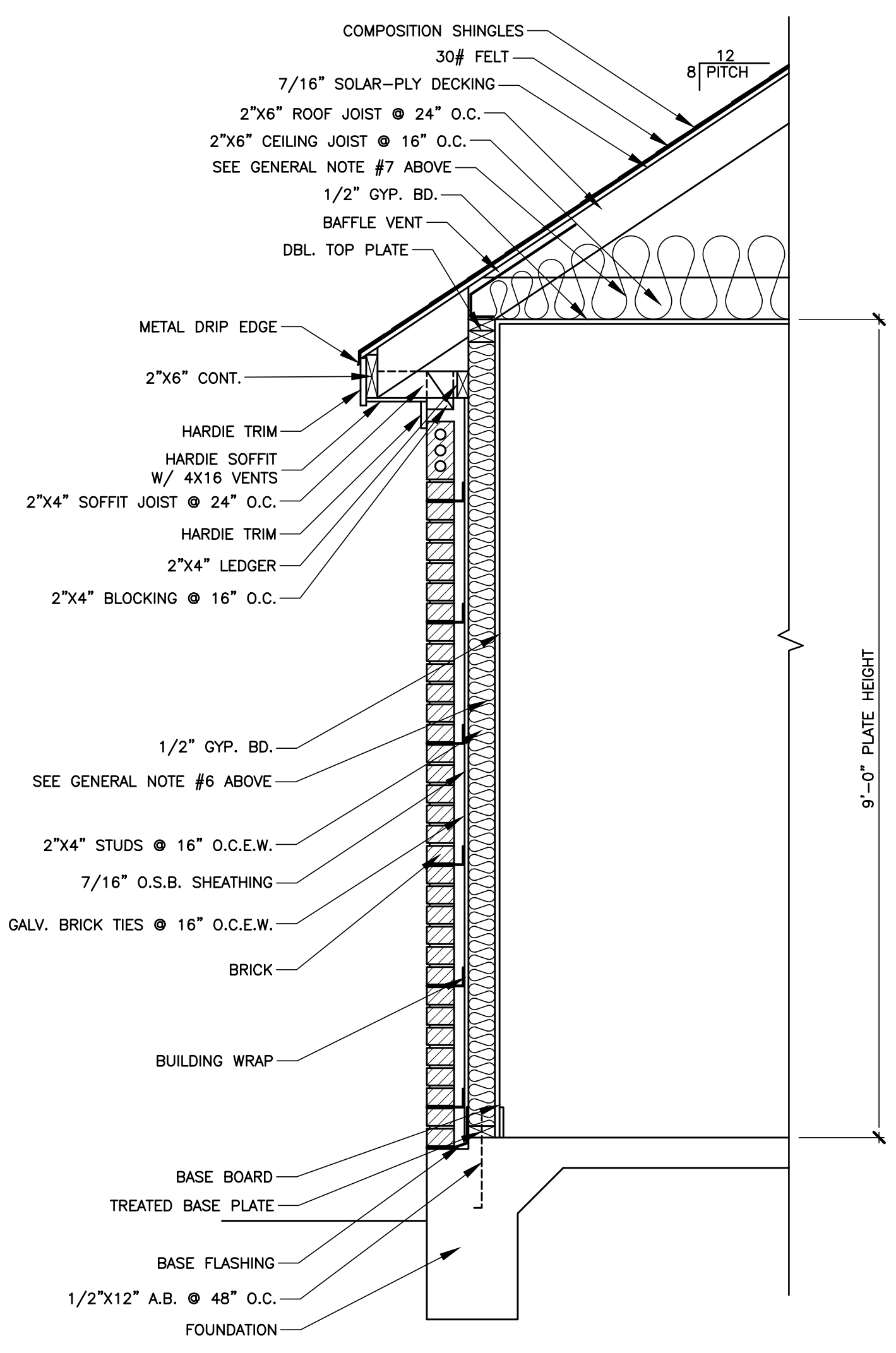
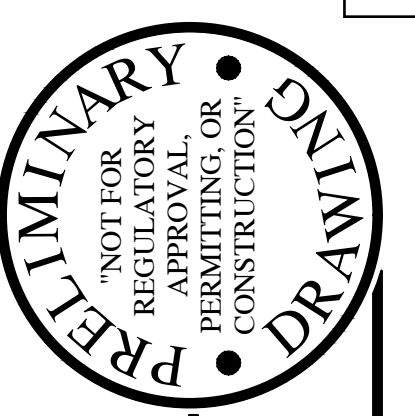


CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
(@ least 48 hours prior to digging)

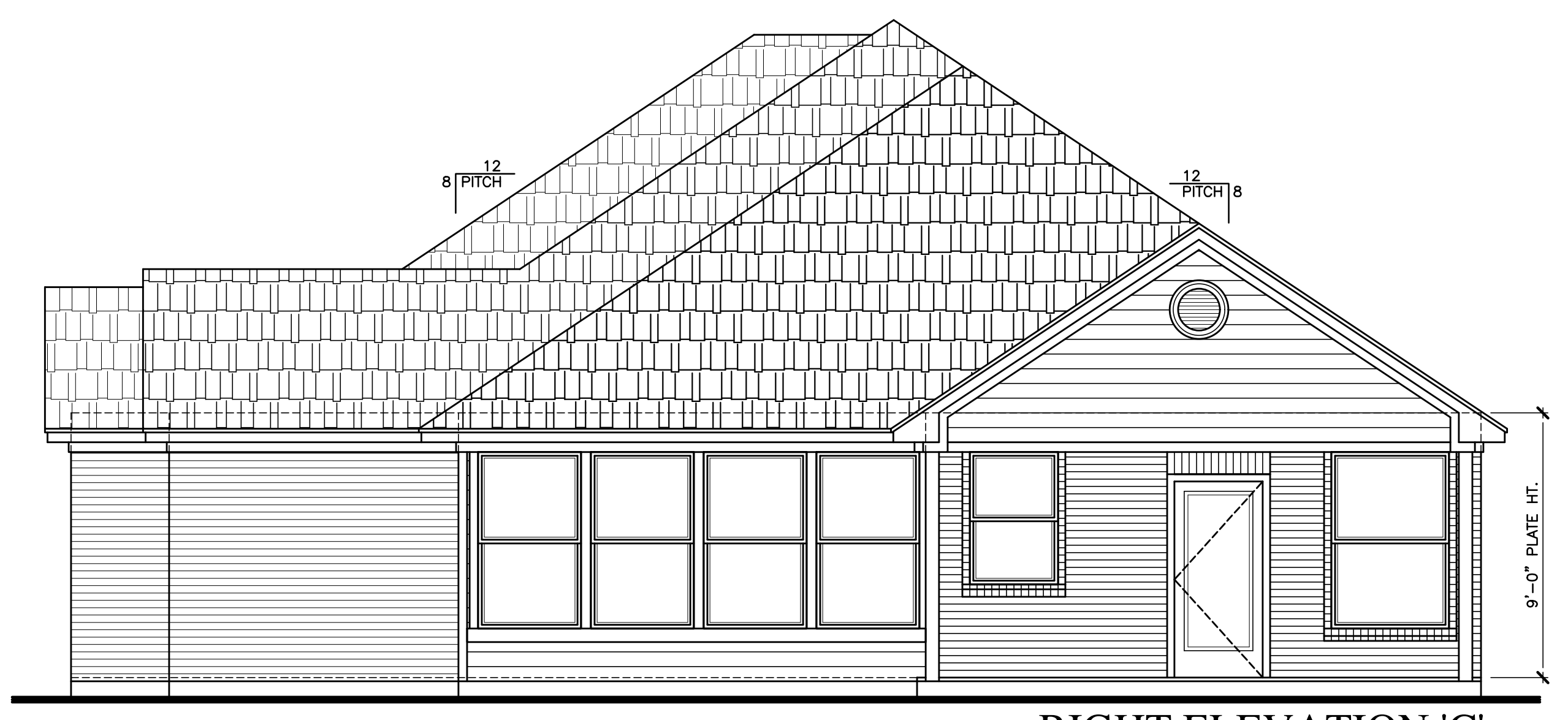
SHEET NUMBER
C2.0

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

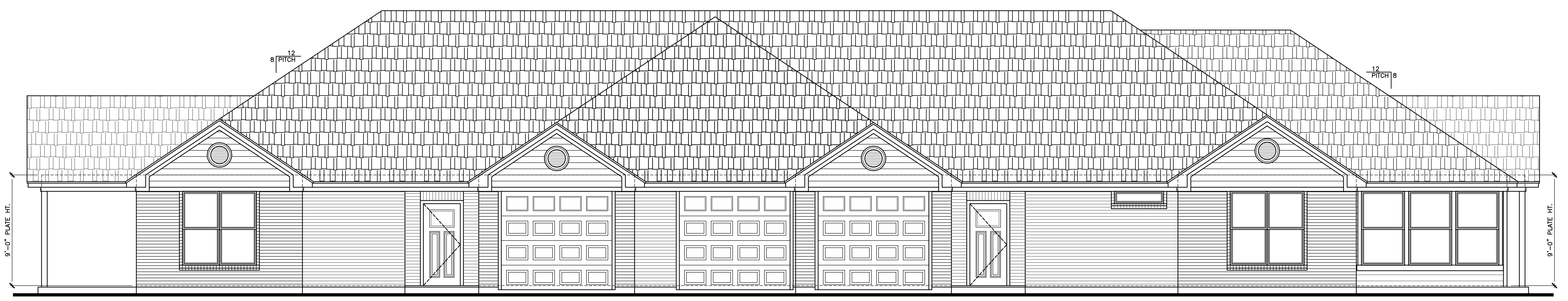




WALL SECTION
SCALE: 3/4"=1'-0"



RIGHT ELEVATION 'C'
SCALE: 1/4"=1'-0"



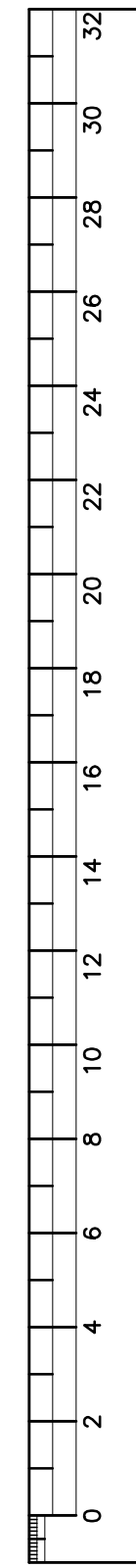
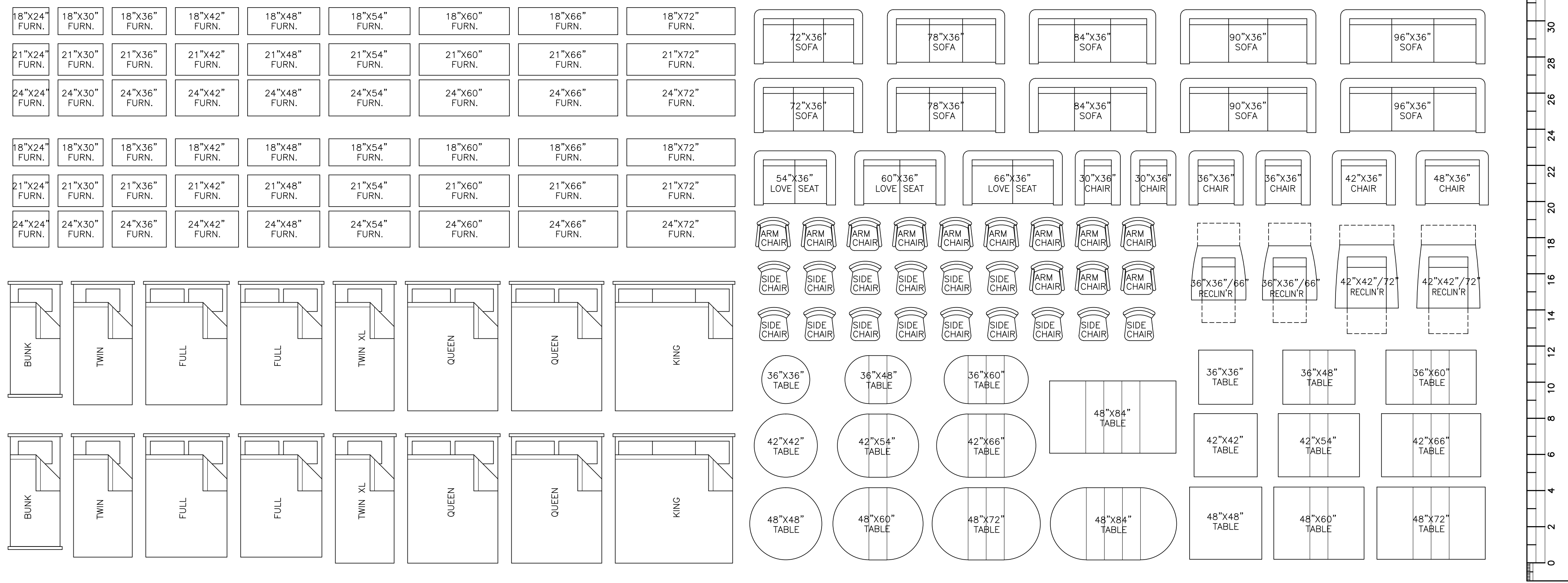
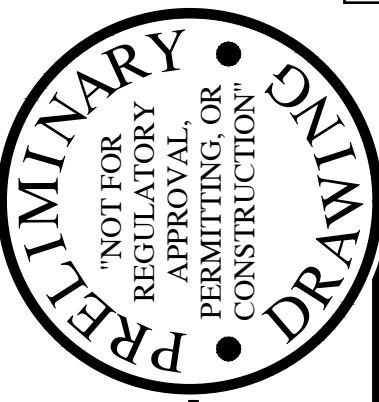
FRONT ELEVATION 'C'
SCALE: 1/4"=1'-0"

ARCHITECT
JOHN G. BEVERLY
 P.O. BOX 1990
 STEPHENVILLE, TEXAS 76401
 (254) 396-9999 M.
 john@jgarch.com

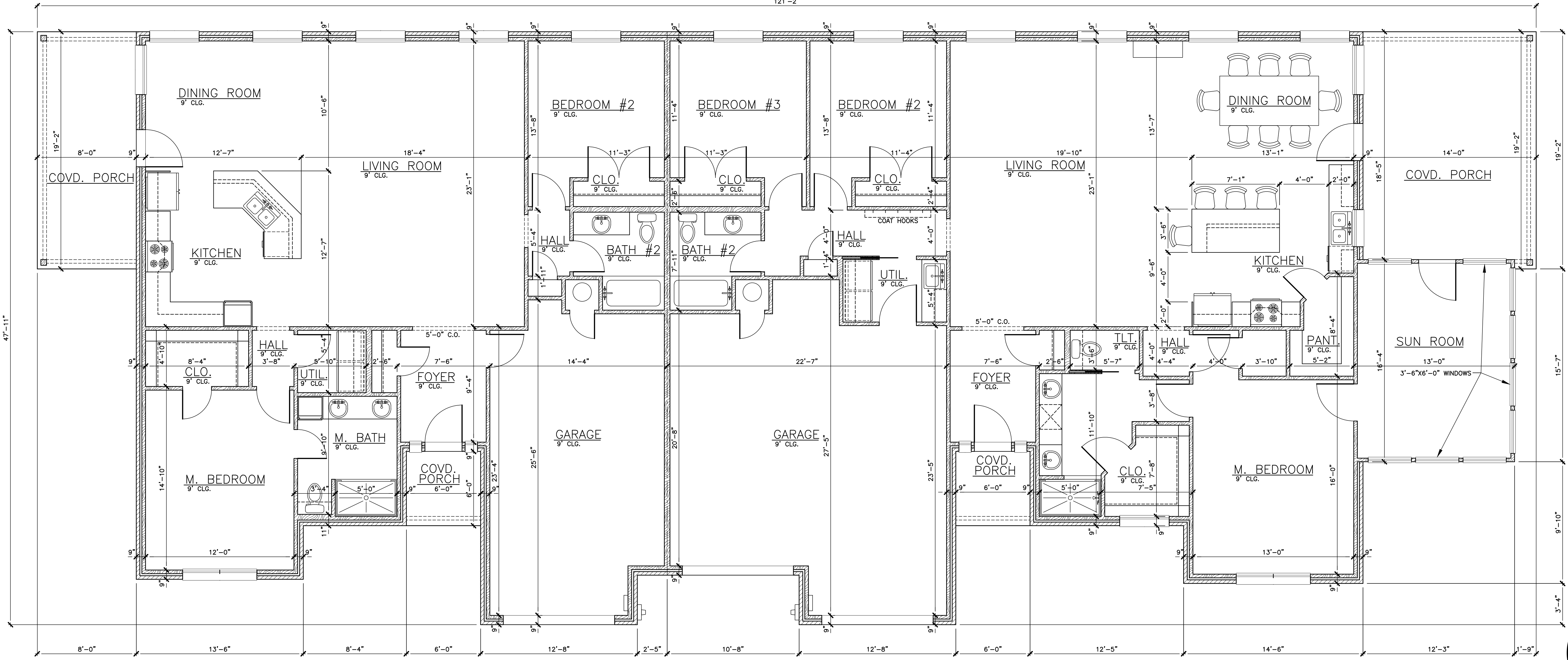
DRAWINGS THIS SHEET:
 FRONT ELEVATION 'C'
 RIGHT ELEVATION 'C'
 WALL SECTION

SHEET NO. 23C15
 JOB NUMBER: 23C15
 START DATE: 10/27/23
 DRAWN BY: J.G.B.
 REVISED: 1/6/24





121'-2"



47'-11"

ARCHITECT • ARCHITECT
 JOHN G. BEVERLY
 STEPHENVILLE, TEXAS 76401
 P.O. BOX 1990
 (254) 396-9999 M.
 john@jgarch.com

DRAWINGS THIS SHEET:
 FLOOR PLAN 'C'
 FURNITURE
 START DATE: 10/27/23
 JOB NUMBER: 23CL15
 DRAWN BY: J.G.B.
 REVISED: 1/6/24



FLOOR PLAN 'C'
 SCALE: 1/4"=1'-0"
 NOW 1868.0677 & 1486.6727 SQ.FT.
 WAS 1847.0122 & 1471.9714 SQ.FT.