



## BOARD OF ADJUSTMENT

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City Hall Council Chambers, 298 W. Washington  
Thursday, May 12, 2022 at 4:00 PM

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### AGENDA

#### CALL TO ORDER

#### APPROVAL OF APRIL 21, 2022 MINUTES

- [1.](#) Approval of April 21, 2022 Minutes

#### PUBLIC HEARING

- [2.](#) Case No.: V2022-006

Applicant Phillip Warren is requesting a variance from Section 154.05.3.D.(5) relating to minimum depth of front setback requirements for property located at 453 Alexander, being parcel R31077 of Counts Addition, Block 1, Lot 14 and 5 (Pt. of 5) of the City of Stephenville, Erath County, Texas.

- [3.](#) Case No.: V2022-007

Applicant James Benton is requesting a variance from Section 154.05.3.D.(6) relating to minimum depth of rear setback requirements for property located at 150 Elk Cove, being parcel R75360 of Elk Ridge Estates III, Block 5, Lot 8 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, April 21, 2022 at 4:00 PM

### MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, April 21, 2022 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:

<b><u>MEMBERS PRESENT:</u></b>	Moumin Quazi, Chairperson David Baskett, Vice Chairperson Ben Tackett Kellijon Nance
<b><u>MEMBERS ABSENT:</u></b>	Darrell Brown
<b><u>OTHERS ATTENDING:</u></b>	Steve Killen, Director of Development Services Staci L. King, City Secretary

### CALL TO ORDER

Chairman Quazi called the meeting to order at 4:00 p.m.

### MINUTES

#### 1. Approval of March 10, 2022 Minutes

MOTION by David Baskett, second by Kellijon Nance, to approve the minutes as presented. MOTION CARRIED by unanimous vote.

### PUBLIC HEARING

#### 2. Case No.: V2022-003

**Applicant Anais Moody is requesting a variance from Section 154.06.6.D.(9) relating to maximum height requirements for property located at 580 W. Vanderbilt Street, being parcel R32708 of S5400 Park Place, Block 1, Lots 1-5 of the City of Stephenville, Erath County, Texas.**

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

Applicant is requesting a variance to allow an increase in current tower height to 80' for T-Mobile service strength improvements. Staff supports the request. The Board, by approving the request, thereby grants special exceptions pursuant to 154.74.E.2, paragraph 10 and 12, to allow the variance for an increase in tower height and equipment mounting at 80'.

Chairman Quazi opened the public hearing. No one came forward to speak in favor of or opposition to the variance. Chairman Quazi closed the public hearing.

MOTION by David Baskett, second by Ben Tackett, to approve Case No. V2022-003. MOTION CARRIED by unanimous vote.

**3. Case No.: V2022-004**

**Applicant Daniel Toof is requesting a variance from Section 154.05.3.D.(6) relating to minimum depth of rear setback requirements for property located at 191 Davis Avenue, being parcel R76719 of S5200 McAlister Second, Block 2, Lots 17 of the City of Stephenville, Erath County, Texas.**

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

The applicant is requesting a variance to allow for the construction of single family residence. Based on the footprint of the structure, the applicant will not be able to meet the setback requirements and meet the minimum of 1500 square foot. He is requesting a 10’ variance, reducing the rear setback to 15’.

Chairman Quazi opened the public hearing. No one came forward to speak in favor of or opposition to the variance. Chairman Quazi closed the public hearing.

MOTION by Kellijon Nance, second by David Baskett, to approve Case No. V2022-004. MOTION CARRIED by unanimous vote.

**ADJOURN**

The meeting was adjourned at 4:10 p.m.

APPROVED:

ATTEST:

\_\_\_\_\_  
Moumin Quazi, Chair

\_\_\_\_\_  
Tina Cox, Board Secretary

# Board of Adjustment STAFF REPORT



Item 2.

**SUBJECT:** Case No.: V2022-006

Applicant Phillip Warren is requesting a variance from Section 154.05.3.D.(5) relating to minimum depth of front setback requirements for property located at 453 Alexander, being parcel R31077 of Counts Addition, Block 1, Lot 14 and 5 (Pt. of 5) of the City of Stephenville, Erath County, Texas.

**MEETING:** Board of Adjustment – May 12, 2022

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

## BACKGROUND:

Mr. Benton is requesting a variance to allow for the extension of the front porch. Based on the site plan, the porch will encroach front setback by approximately six feet. He is requesting a six foot variance, reducing the front setback to 19’.

## ZONING REQUIREMENTS:

### 5.3. D Height, Area, Yard and Lot Coverage Requirements.

- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 7,500 ft<sup>2</sup>.
- (3) Minimum lot width and lot frontage: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
  - (a) Internal lot: seven 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 a

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

## BOARD OF ADJUSTMENT APPEAL APPLICATION

1. APPLICANT/OWNER: Phillip Warren  
First Name \_\_\_\_\_ Last Name \_\_\_\_\_
- ADDRESS: 453 Alexander Rd (245) 977-3037  
Street/P.O. Box \_\_\_\_\_ Phone No \_\_\_\_\_
- Stephenville TX 76401  
City State Zip Code
2. PROPERTY DESCRIPTION: 453 Alexander Rd  
Street Address \_\_\_\_\_
3. LEGAL DESCRIPTION: Lot 14 and pt. lot 5 Bk 1 Counts Addition  
Lot(s) Block(s) Addition
4. PRESENT ZONING: R-3  
Zoning District \_\_\_\_\_ Title \_\_\_\_\_

APPLICANTS REQUEST FOR AN APPEAL PERTAINS TO THE FOLLOWING:

- FOR INTERPRETATION of the meaning or intent of the Zoning Ordinance.
- FOR A SPECIAL EXCEPTION for use or development of property.
- A VARIANCE from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of property.

5. APPLICANTS REQUEST IS AS FOLLOWS: See Exhibit A

(Attach an additional sheet if necessary).

  
\_\_\_\_\_  
Signature of Applicant

4-28-2022  
Date

\_\_\_\_\_  
Signature of City Official Received

\_\_\_\_\_  
Date Received by  
Community Dev. Dept.

FOR OFFICE USE ONLY

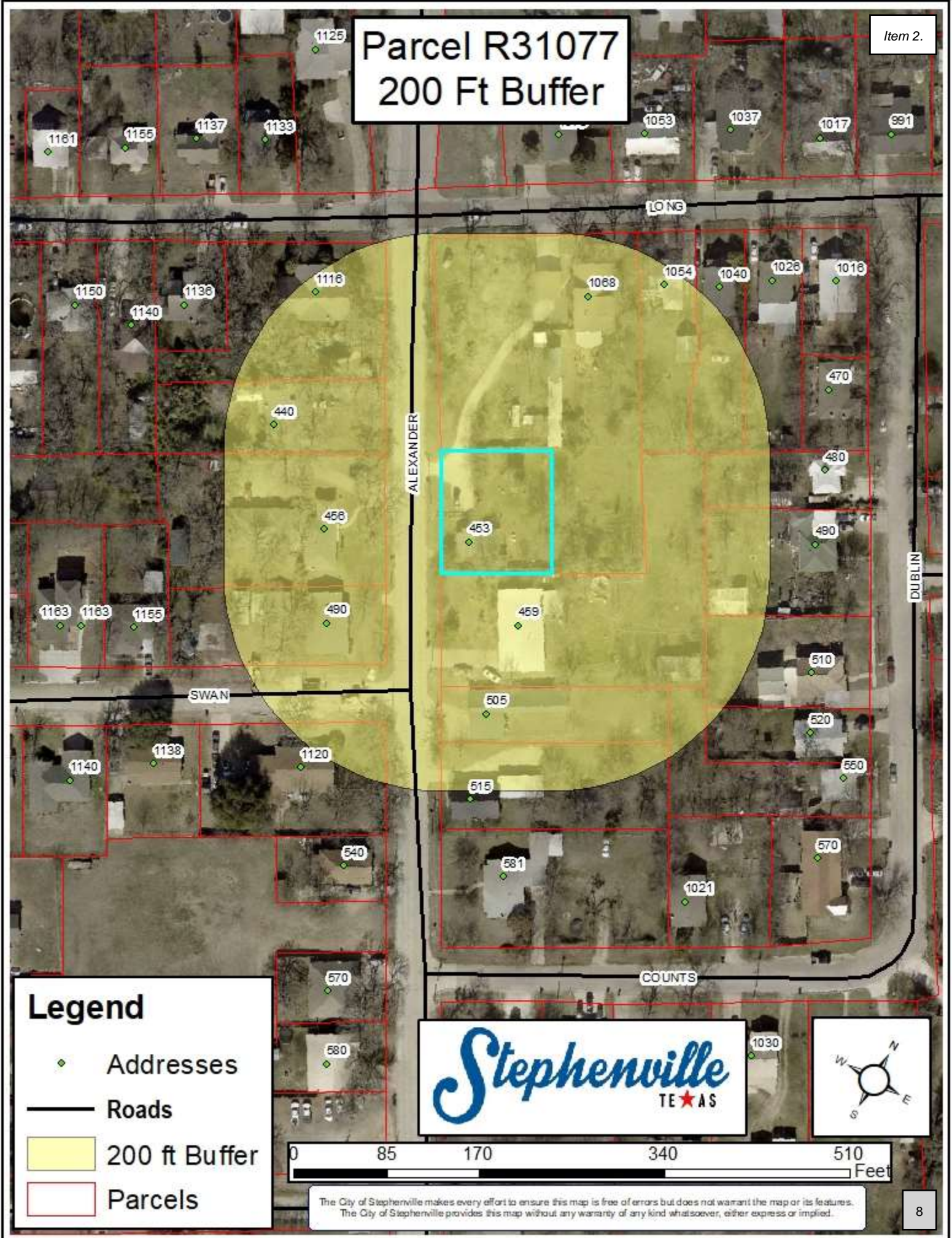
CHECKLIST

	<i>Initial(s)</i>	<i>Date</i>
1. Application Received:	_____	_____
2. Application Reviewed as Follows:		
a. General Description of Location (Street, address, or "Northwest Corner of Avenue C and Avenue E").	_____	_____
b. Legal Description of Property (Lot and Block Number/Metes and bounds, Survey and Abstract).	_____	_____
c. Size of Tract by Dimensions and Area. (Shown on Plat drawn to scale).	_____	_____
d. Present Zoning Classification	_____	_____
3. Applicant's Fee \$ _____ . _____ received.	_____	_____
4. Site Plan Attached.	_____	_____
5. Property owners of record within 200 feet notified by mail.	_____	_____
6. Notice of public hearing posted.	_____	_____
7. Notice of public hearing delivered to newspaper.	_____	_____
8. Application reviewed by city officials: (Initial where applicable)		
a. Community Development Dept.	_____	_____
b. Public Works Department	_____	_____
c. Fire Department	_____	_____
d. Police Department	_____	_____
e. Other Departments (Specify)	_____	_____
9. Agenda packet mailed to board members.	_____	_____



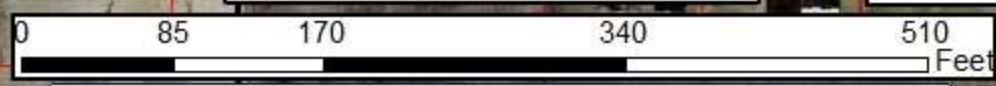
# Parcel R31077 200 Ft Buffer

Item 2.



### Legend

- ◆ Addresses
- Roads
- 200 ft Buffer
- Parcels



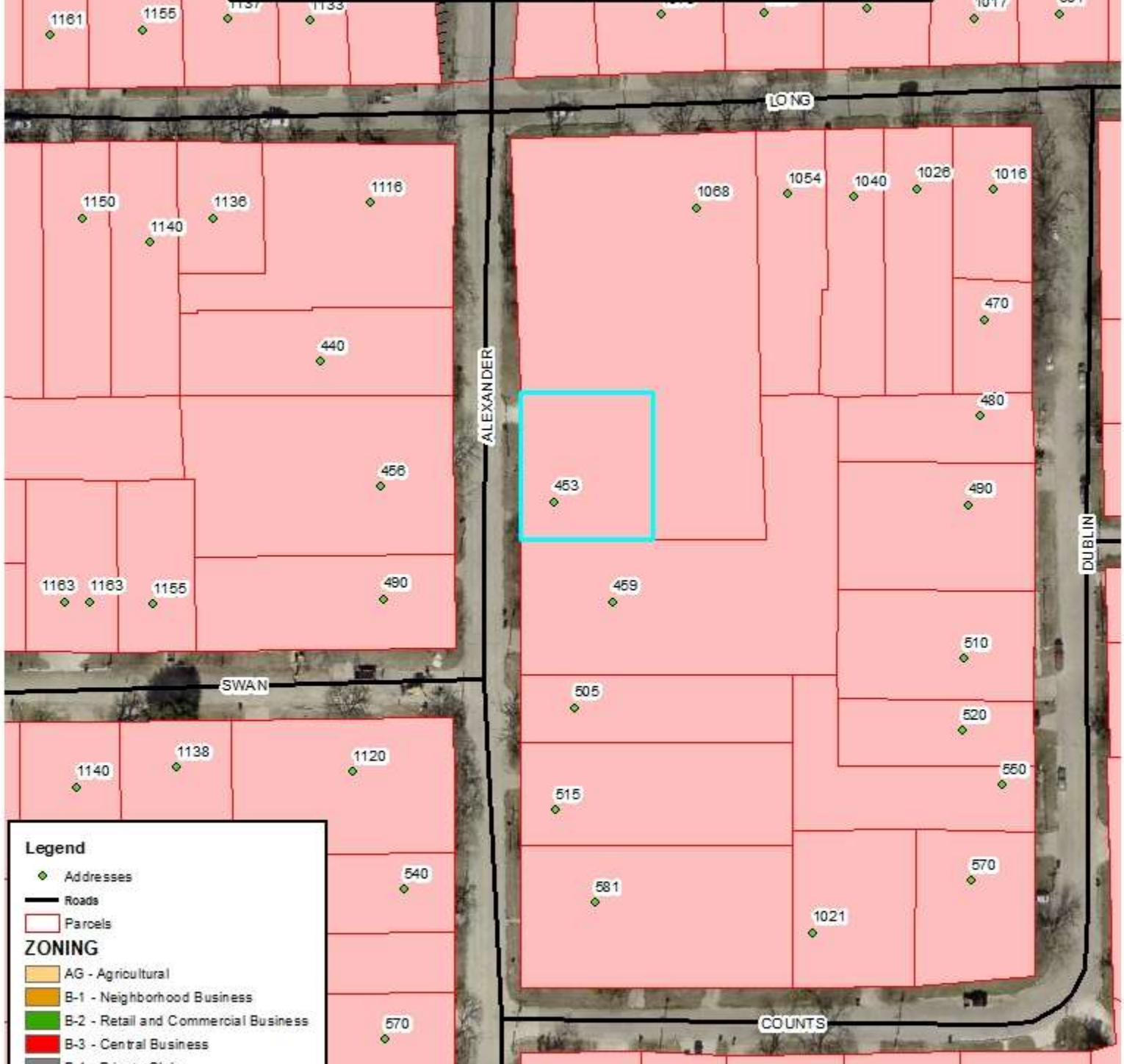
The City of Stephenville makes every effort to ensure this map is free of errors but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either express or implied.



# Parcel R31077

## Current Zoning - R3 Multi-Family

Item 2.

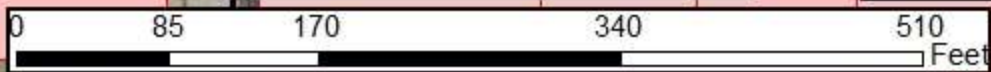


**Legend**

- ◆ 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-2.5 - Integrated Housing
- R-3 - Multiple Family
- RE - Single Family - 1 Acre

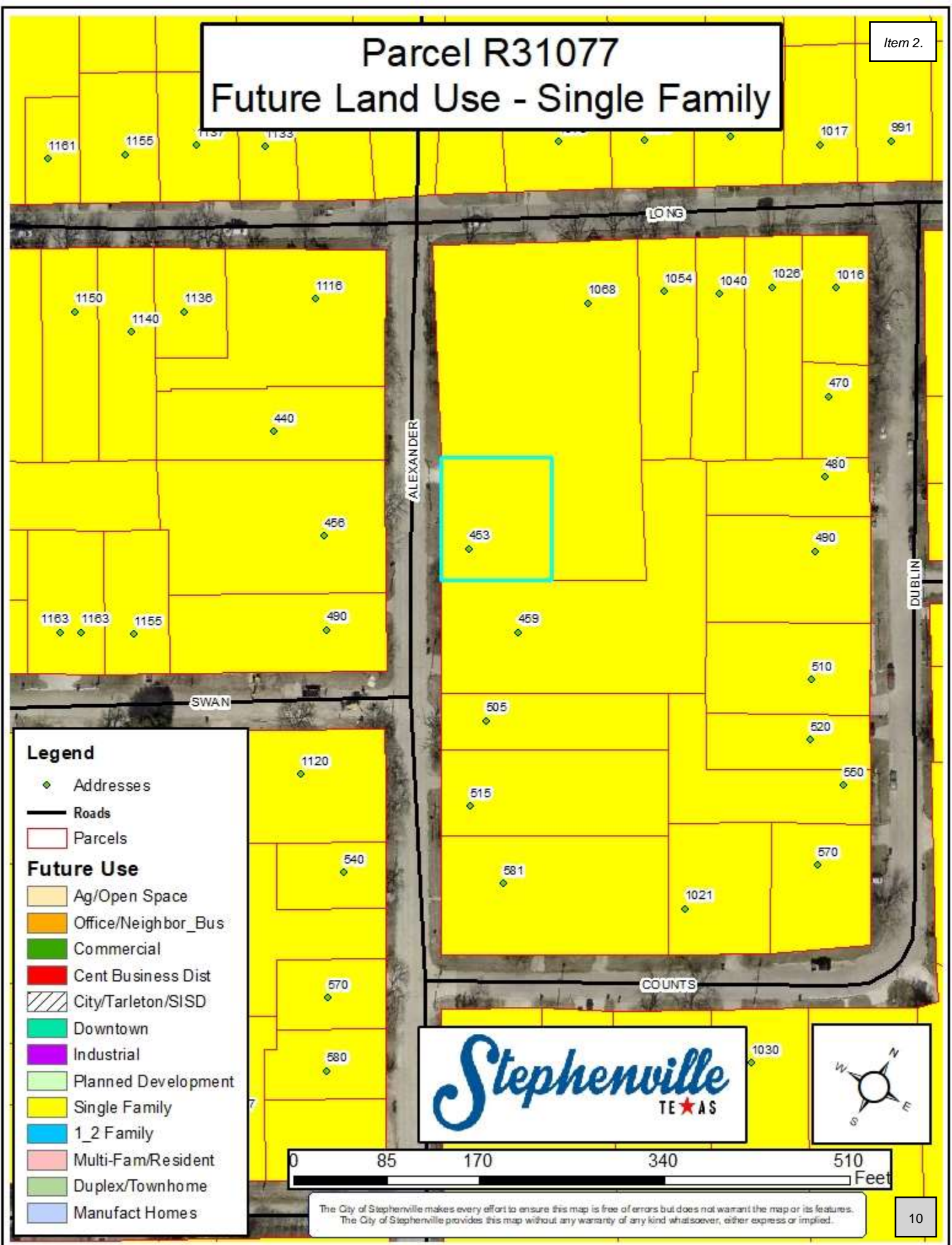


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# Parcel R31077

## Future Land Use - Single 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/Resident
- Duplex/Townhome
- Manufact Homes

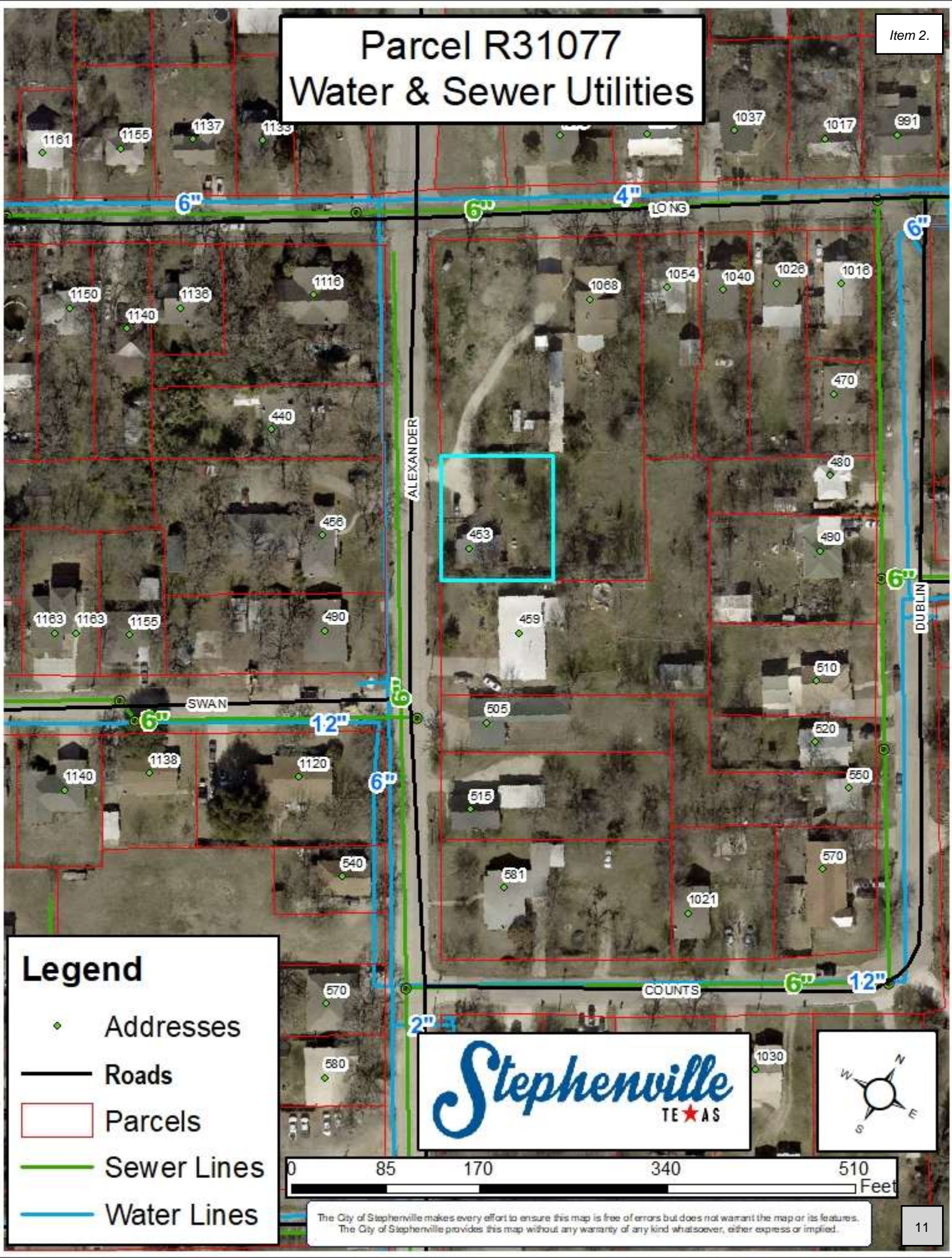


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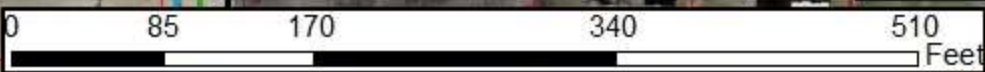
# Parcel R31077 Water & Sewer Utilities

Item 2.



## Legend

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



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 R31077 Address List

Item 2.

Parcel ID	Parcel Address	Parcel Owner	Parcel Address	City	State	Zip Code
R000044833	1040 LONG	NELMS BRITTANY RENE	1155 CR428	STEPHENVILLE	TX	76401
R000031065	1054 LONG	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401
R000031079	1026 W LONG	HELMERS KEVIN & MATTHEW & LESLIE HALLGARTH	1026 W LONG ST	STEPHENVILLE	TX	76401
R000031076	505 ALEXANDER RD	BROWN LINDA	505 ALEXANDER RD	STEPHENVILLE	TX	76401
R000031071	550 DUBLIN AVE	SMITH GARY D & LOIS H	550 DUBLIN AVE	STEPHENVILLE	TX	76401
R000031081	510 DUBLIN AVE	BONTRAGER ANITA JEAN	510 DUBLIN AVE	STEPHENVILLE	TX	76401
R000033553	440 ALEXANDER RD	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000033561	490 ALEXANDER RD	HOWELL ANDREA LEE	PO BOX 850825	YUKON	OK	73085
R000033592	1120 SWAN	KENNEDY CINDY	1120 SWAN	STEPHENVILLE	TX	76401
R000031064	1068 LONG	WARREN JERRY A	1068 LONG ST	STEPHENVILLE	TX	76401-0000
R000033560	456 ALEXANDER RD	DICK NINA	456 ALEXANDER RD	STEPHENVILLE	TX	76401
R000031074	515 ALEXANDER RD	WARREN PHILLIP & DEBORAH BYERS	453 ALEXANDER RD	STEPHENVILLE	TX	76401
R000031070	459 ALEXANDER RD	HAYES ROY ALAN & CYNTHIA MARIE	459 ALEXANDER RD	STEPHENVILLE	TX	76401-0000
R000031082	520 DUBLIN AVE	HUME WILLIAM R JR	520 DUBLIN AVE	STEPHENVILLE	TX	76401
R000031080	490 DUBLIN AVE	FOWLER CAROLYN A	490 DUBLIN	STEPHENVILLE	TX	76401
R000031069	480 DUBLIN AVE	CARDENAS RAMON & GERARDO CARDENAS	480 DUBLIN AVE	STEPHENVILLE	TX	76401
R000033554	1116 LONG	STURMER CARL H & RUBY N	1116 W LONG ST	STEPHENVILLE	TX	76401-0000
R000031077	453 ALEXANDER RD	WARREN PHILLIP	453 ALEXANDER RD	STEPHENVILLE	TX	76401

## Exhibit A

My wife, myself and our 10-month-old daughter currently reside at this address. The existing house was built about 1920 and is currently a 420 sq ft one bedroom and one bath. It is our desire to add a dining room, small pantry, master bedroom, walk-in closet, bathroom and a two-car garage.

The existing structure is 25 ft from the front lot line. However, the front porch encroaches over and across the 25 ft building setback line as depicted in the attached Matthew Price Survey (See Exhibit B). It is not our desire to reconstruct the said porch to extend any further from the front of the house. Our attached preliminary plan, drawn by Fred Parker (See attached Exhibit C) will show that we wish to rebuild the front porch to extend no further out toward the street but to enlarge it to run the length of the front of the house.

We are currently working with DJ at Fred Parker and Vince Daddio to accommodate our need for additional space but in the most tasteful and visually appealing way possible.

Your time and consideration of our request is greatly appreciated, and we will be happy to provide all additional information requested.





NW CORNER LOT 1

EXHIBIT B

LOT 2

Item 2.

LOT 1

ADDRESS: 453 ALEXANDER ROAD  
STEPHENVILLE, TX 76401

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE "X"  
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL  
48143C0430D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

PHILLIP A. WARREN  
LOT 14 AND W. 101' OF LOT 5  
DOCUMENT NO. 2018-03999

0.268 ACRE

COUNTS ADDITION

LOT 5

**PLAT OF SURVEY, IMPROVEMENTS & LEGAL DESCRIPTION**

Of a 0.268 acre tract of land, being all of Lot 14 and a portion of Lot 5 of Counts Addition to the City Of Stephenville, Erath County, Texas, according to King's 1956 Map of Stephenville, adoption and dedication thereof recorded in Volume 381, Page 105, of the Deed Records of Erath County, Texas; being the same property deeded to Phillip A. Warren in Document No. 2018-03999 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of Alexander Road, at the northwest corner of said Lot 5 and at the southwest corner of Lot 1 of said Counts Addition, for the northwest and beginning corner of this tract

Thence leaving said Alexander Road, N. 59 deg. 24 min. 59 sec. E. at 101.73 feet pass a set 1/2" iron rod, continuing in all 102.73 feet to a point at the southeast corner of said Lot 1, the southwest corner of Lot 2 of said Counts Addition and in the north line of said Lot 5, for the northeast corner of this tract.

Thence S. 30 deg. 26 min. 56 sec. E. 113.76 feet to an 8" hackberry tree in the south line of said Lot 5 and in the north line of Lot 8 of said Counts Addition, for the southeast corner of this tract.

Thence S. 59 deg. 22 min. 07 Sec. W. 102.73 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said Alexander Road, at the northwest corner of said Lot 8 and at the southwest corner of said Lot 14, for the southwest corner of this tract.

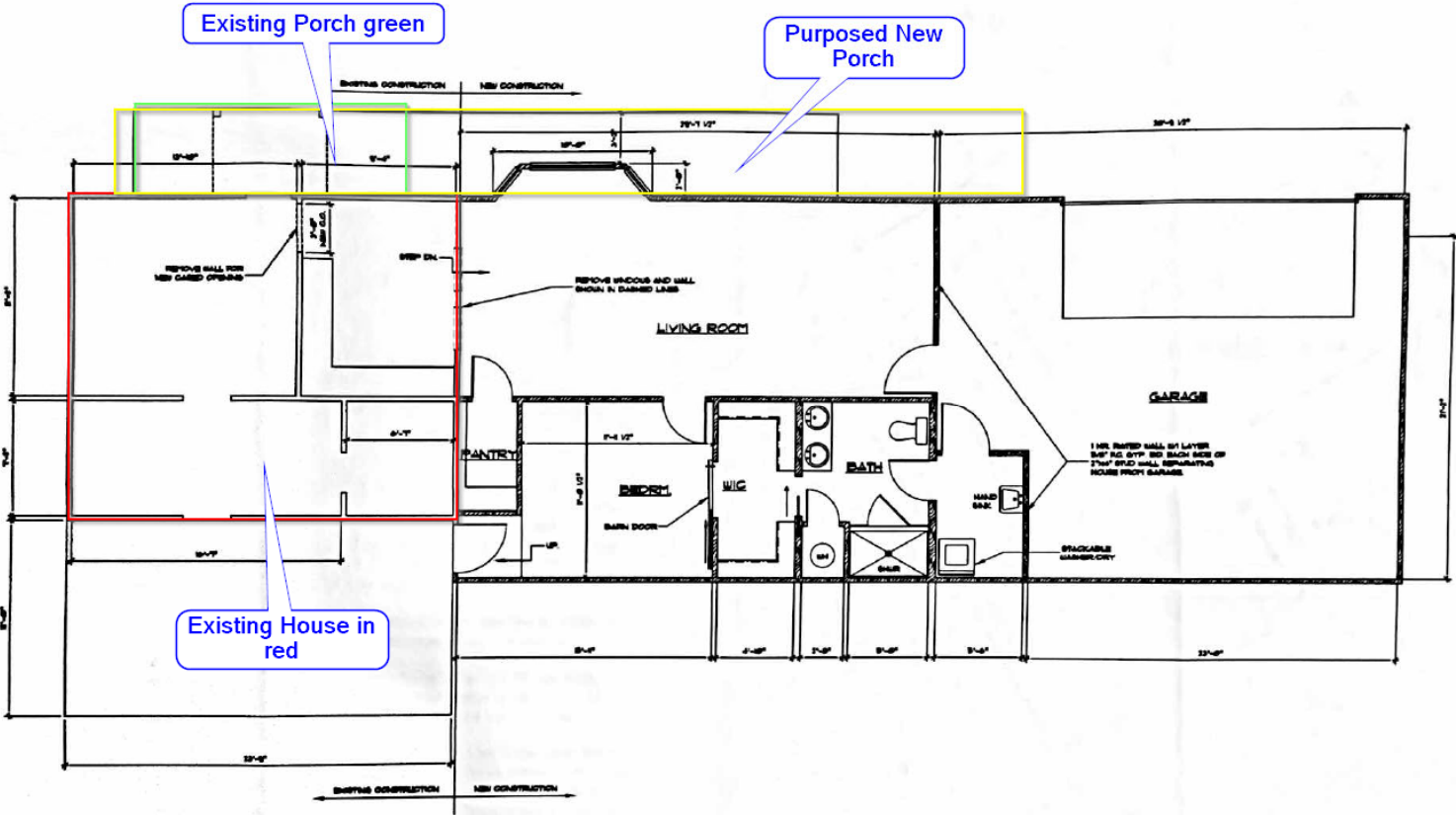
Thence with the east line of said Alexander Road, N. 30 deg. 26 min. 56 sec. W. 113.85 feet to the place of beginning.

SURVEYED ON THE GROUND: FEBRUARY 22, 2022



*Matthew K. Price*  
MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284  
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401  
254-985-5489 JN22114 FN220276

Exhibit C



# 7Board of Adjustment

## STAFF REPORT



**SUBJECT:** Case No.: V2022-007

Applicant James Benton is requesting a variance from Section 154.05.3.D.(6) relating to minimum depth of rear setback requirements for property located at 150 Elk Cove, being parcel R75360 of Elk Ridge Estates III, Block 5, Lots 8 of the City of Stephenville, Erath County, Texas.

**MEETING:** Board of Adjustment – May 12, 2022

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

### BACKGROUND:

Mr. Benton is requesting a variance to allow for the construction of swimming pool. Based on the site plan, the pool will protrude into the rear setback by approximately seven feet. He is requesting a seven foot variance, reducing the rear setback to 18’.

### ZONING REQUIREMENTS:

#### 5.3. D Height, Area, Yard and Lot Coverage Requirements.

- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 7,500 ft<sup>2</sup>.
- (3) Minimum lot width and lot frontage: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
  - (a) Internal lot: seven 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 a

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

**BOARD OF ADJUSTMENT  
APPEAL APPLICATION**

1. APPLICANT/OWNER: TREVOR BENTON  
First Name Last Name

ADDRESS: 150 EIK COVE 254-485-8805  
Street/P.O. Box Phone No

STEPHENVILLE TX 76401  
City State Zip Code

2. PROPERTY DESCRIPTION: 150 EIK COVE  
Street Address

3. LEGAL DESCRIPTION: 8 EIK RIDGE  
Lot(s) Block(s) Addition

4. PRESENT ZONING: Residential  
Zoning District Title

**APPLICANTS REQUEST FOR AN APPEAL PERTAINS TO THE FOLLOWING:**

- ( ) FOR INTERPRETATION of the meaning or intent of the Zoning Ordinance.
- ( ) FOR A SPECIAL EXCEPTION for use or development of property.
- (X) A VARIANCE from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of property.

5. APPLICANTS REQUEST IS AS FOLLOWS: To be able to build a fence  
that utilizes the yard. Also wanting to build a pool  
away from the house. Just wanting to push back 5-7 feet  
(Attach an additional sheet if necessary).

[Signature]  
Signature of Applicant

4-28-22  
Date

\_\_\_\_\_  
Signature of City Official Received

\_\_\_\_\_  
Date Received by  
Community Dev. Dept.



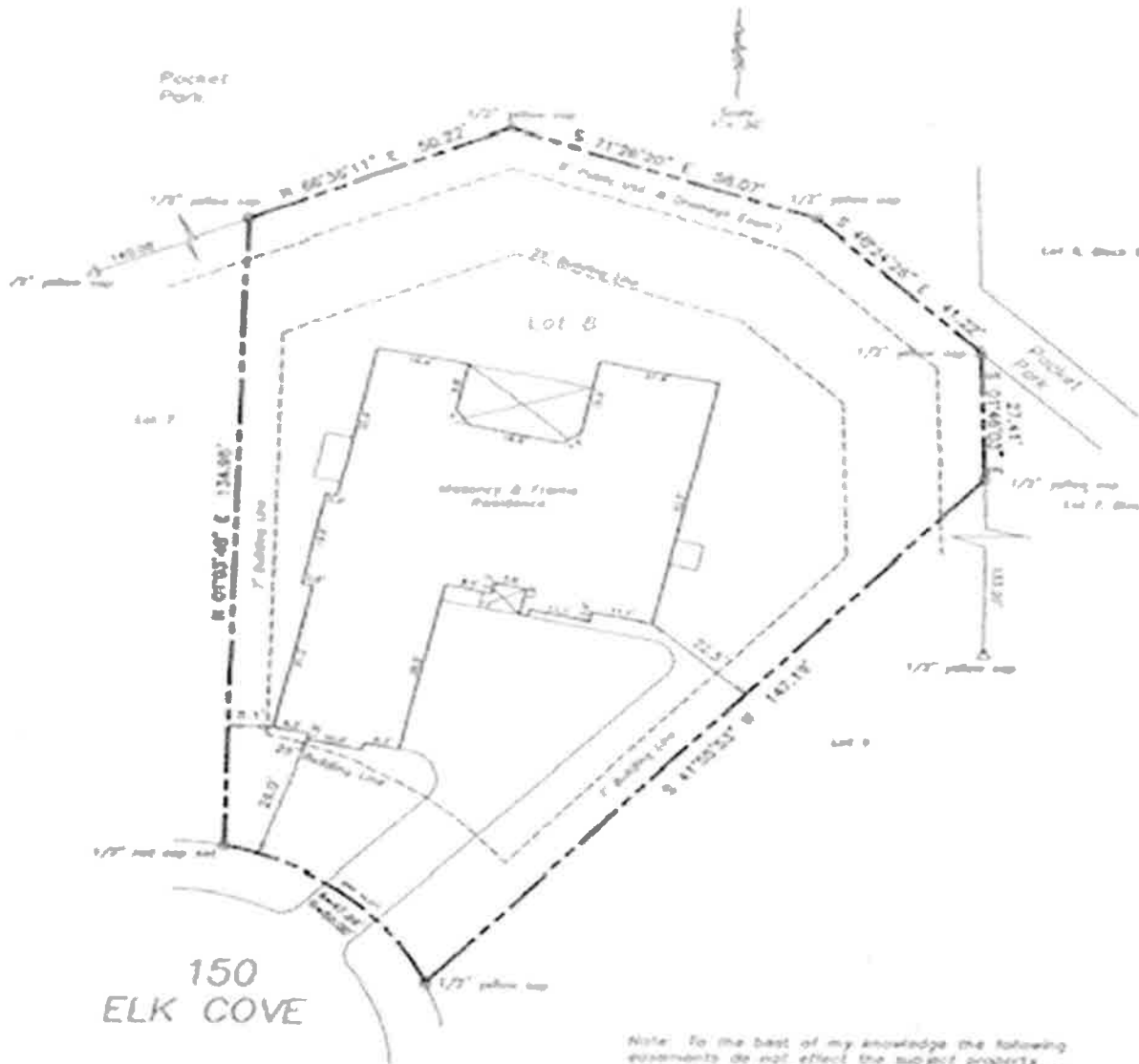
FOR OFFICE USE ONLY

CHECKLIST

	<i>Initial(s)</i>	<i>Date</i>
1. Application Received:	_____	_____
2. Application Reviewed as Follows:		
a. General Description of Location (Street, address, or "Northwest Corner of Avenue C and Avenue E").	_____	_____
b. Legal Description of Property (Lot and Block Number/Metes and bounds, Survey and Abstract).	_____	_____
c. Size of Tract by Dimensions and Area. (Shown on Plat drawn to scale).	_____	_____
d. Present Zoning Classification	_____	_____
3. Applicant's Fee \$ <u>210</u> . <u>00</u> received.	_____	_____
4. Site Plan Attached.	_____	_____
5. Property owners of record within 200 feet notified by mail.	_____	_____
6. Notice of public hearing posted.	_____	_____
7. Notice of public hearing delivered to newspaper.	_____	_____
8. Application reviewed by city officials: (Initial where applicable)		
a. Community Development Dept.	_____	_____
b. Public Works Department	_____	_____
c. Fire Department	_____	_____
d. Police Department	_____	_____
e. Other Departments (Specify)	_____	_____
9. Agenda packet mailed to board members.	_____	_____

According to the Plat thereof recorded in Cabinet B, Slide 159A of the Plat Records of Erath County, Texas.

Note: Due to the age and ambiguity, the following easements can not be located at this time:  
 Vol 198, Pg 93, DIRECT;  
 Vol 234, Pg 639, DIRECT;  
 Vol 291, Pg 305, DIRECT;  
 Vol 387, Pg 226, DIRECT;  
 Vol 382, Pg 13, DIRECT



Note: To the best of my knowledge the following easements do not effect the subject property:  
 Vol 526, Pg 37, DIRECT & Ord. No. 2009-00368, DIRECT

The undersigned hereby certify that the survey map hereon, and the accompanying description, depicts and describes the results of careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, and that there are no apparent encroachments or protrusions across boundary lines, nor any encroachments or protrusions across boundary lines, nor any encroachments or protrusions across boundary lines, except as shown hereon. The only statements the undersigned has knowledge, and those as shown hereon, are that this property is subject to any and all easements, restrictions, and restrictions that may be of record. Any reference to the 100 year flood plain or flood hazard zone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding probabilities of this property.

This survey was performed in connection with the transaction described in:

No. 17094, For Courts Honor

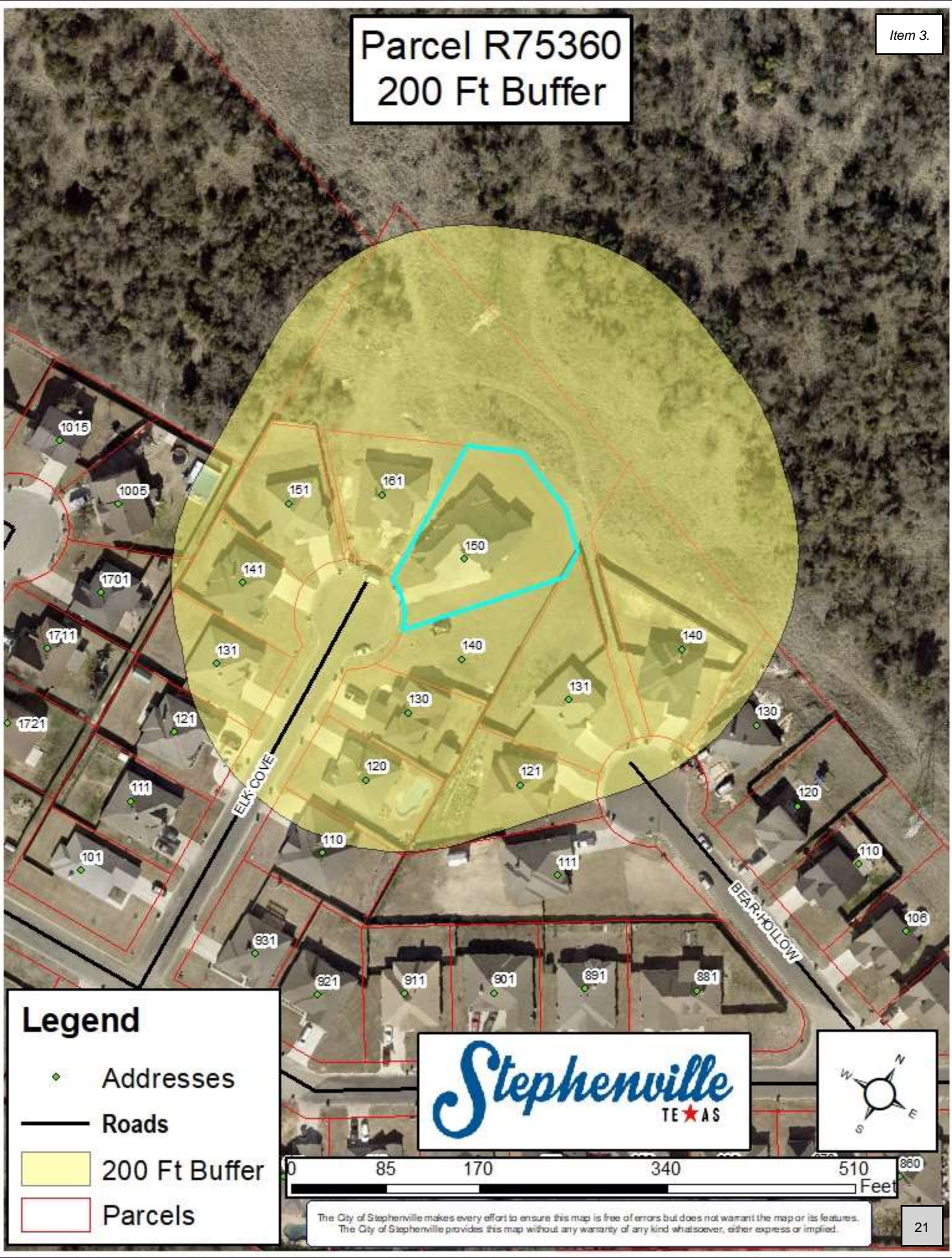
**WORTHY LAND SURVEYING, INC.**  
 P.O. BOX 6711, DALLAS, TEXAS 75207  
 Phone 8 (817) 297-8741



*Joseph Mitchell Worthy*  
 Joseph Mitchell Worthy  
 Registered Professional  
 Land Surveyor No. 5399

# Parcel R75360 200 Ft Buffer

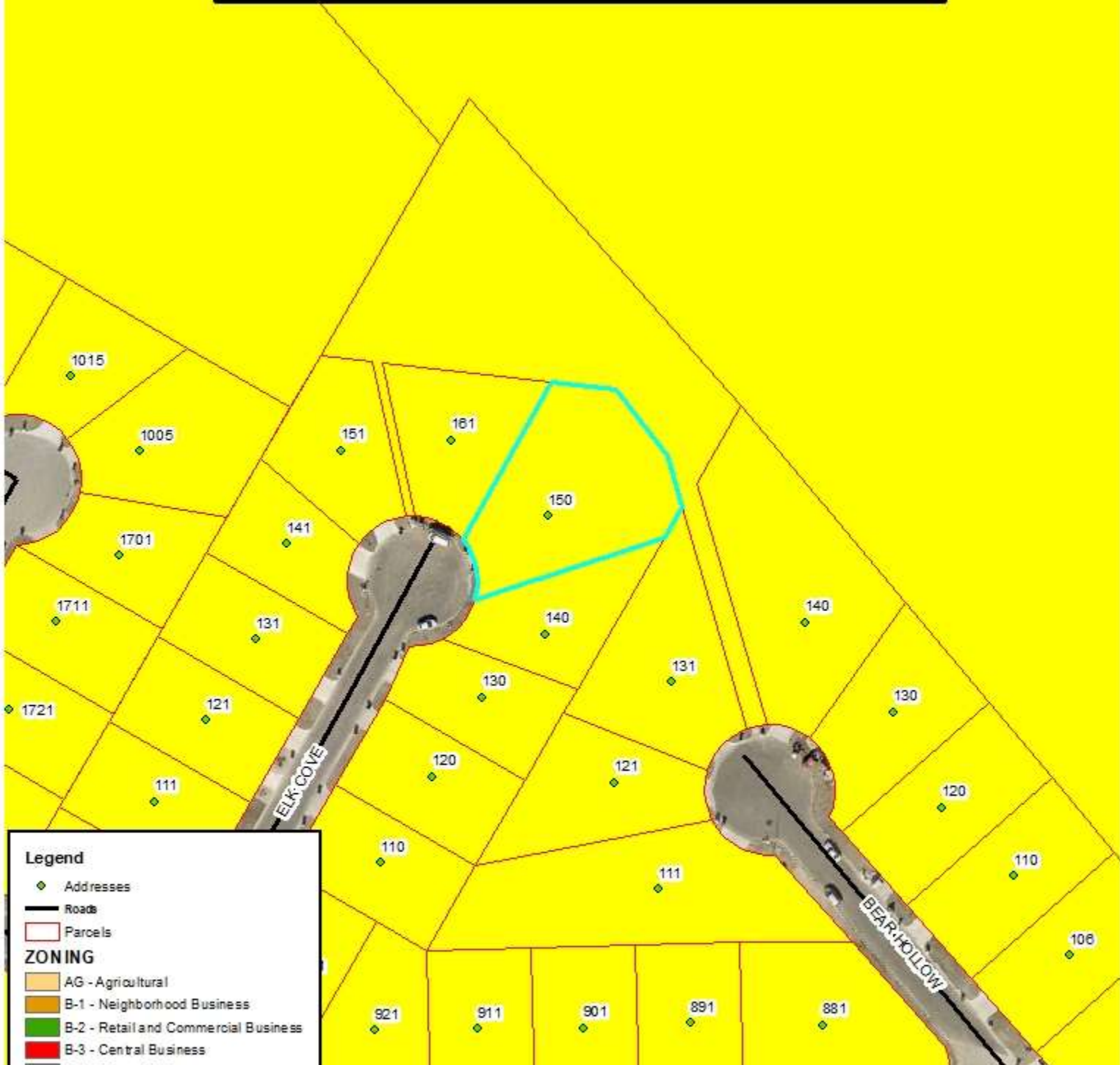
Item 3.





# Parcel R75360 Current Zoning - R1 Single Family

Item 3.

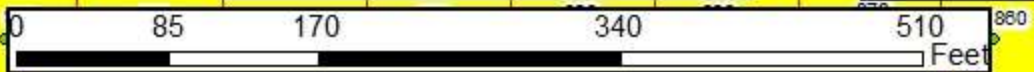


**Legend**

- ◆ Addresses
- Roads
- Parcels

**ZONING**

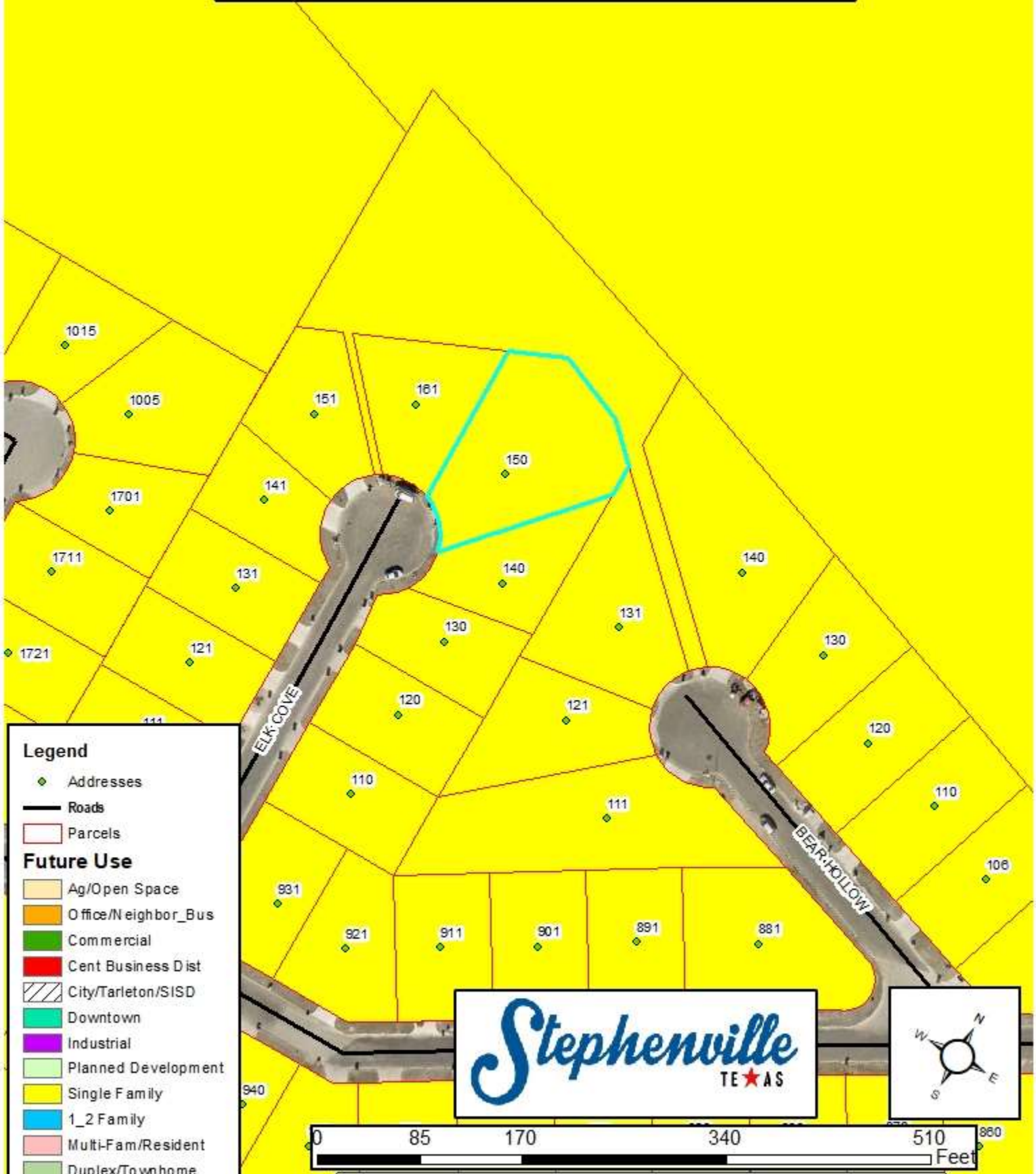
- AG - Agricultural
- B-1 - Neighborhood Business
- B-2 - Retail and Commercial Business
- B-3 - Central Business
- B-4 - Private Club
- CTS - City, Tareltion, School
- DT - Downtown
- IND - Industrial
- PD - Planned Development
- R-1 - Single Family - 7,500
- R-1.5 - Single Family - 6,000
- R-2 - One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



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 R75360 Future Land Use - Single Family

Item 3.



**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

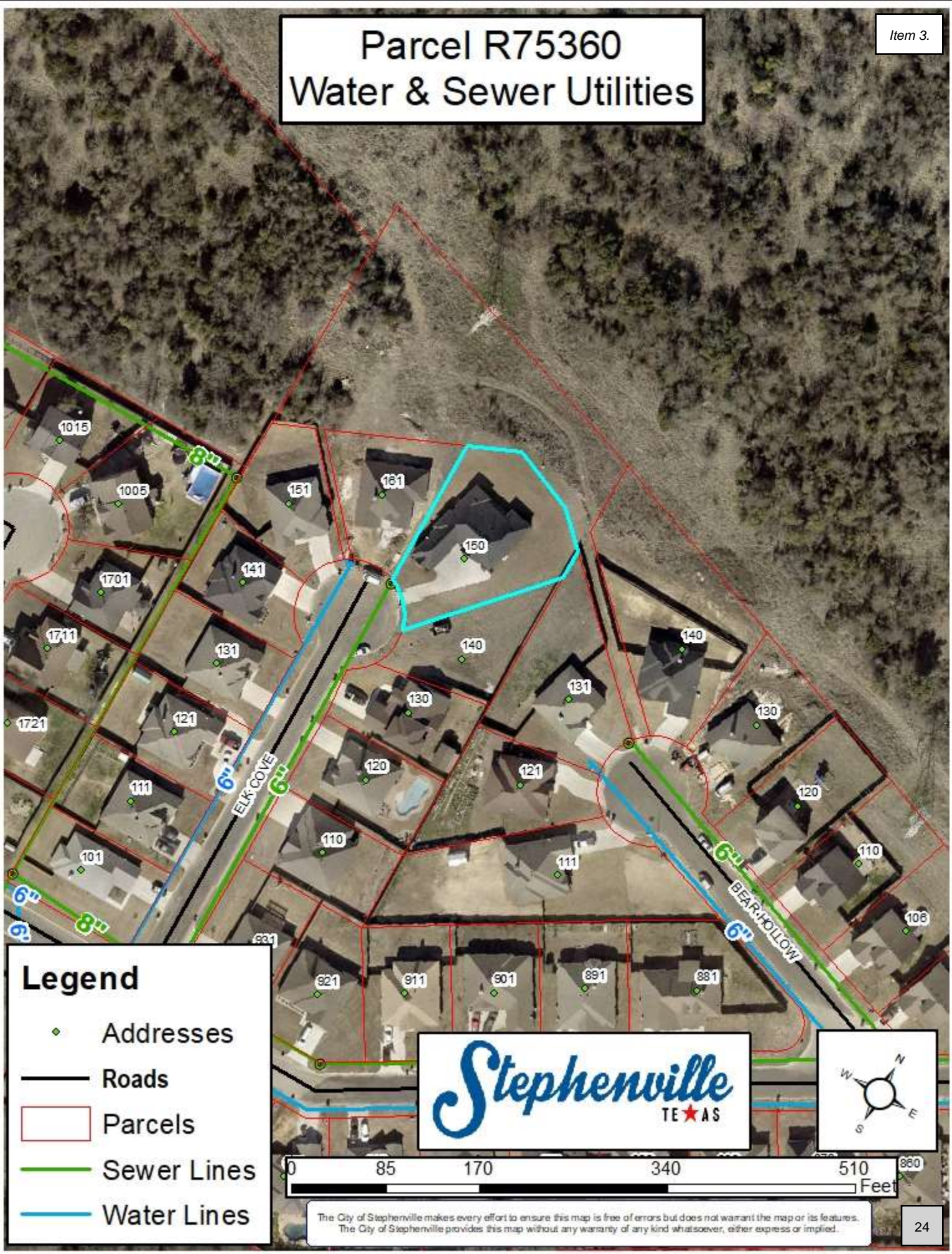


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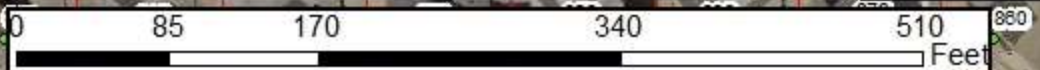
# Parcel R75360 Water & Sewer Utilities

Item 3.



## Legend

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



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# Parcel R75360 Address List

Item 3.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000075361	140 ELK COVE	AMBER HOMES INC	886 MIMOSA CT	STEPHENVILLE	TX	76401
R000075360	150 ELK COVE	BENTON JAMES T & SHAWNDI NICOLE BENTON	150 ELK COVE	STEPHENVILLE	TX	76401
R000075359	161 ELK COVE	BOURASSA JAMES & LINDA BOURASSA	161 ELK COVE	STEPHENVILLE	TX	76401
R000075373	131 BEAR HOLLOW	BRIDGES TAYLOR & CLAIRE	131 BEAR HOLLOW CIRCLE	STEPHENVILLE	TX	76401
R000075358	151 ELK COVE	CAMPBELL LORI LEE	151 ELK COVE	STEPHENVILLE	TX	76401
R000075356	131 ELK COVE	CHESNUT ETHAN R	131 ELK COVE	STEPHENVILLE	TX	76401
R000075380	0 ELK RIDGE DR	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000073629	1005 ANTELOPE TRAIL	COMPTON ERIC S & ERIN N COMPTON	1005 ANTELOPE TRL	STEPHENVILLE	TX	76401-6087
R000074368	0 ALEXANDER (OFF) RD	EMH CATTLE COMPANY	PO BOX 65	STEPHENVILLE	TX	76401
R000067158	0 ALEXANDER RD	EMH CATTLE COMPANY A TEXAS CORPORATION	PO BOX 65	STEPHENVILLE	TX	76401
R000075375	130 BEAR HOLLOW	JEWELL JAMIE D & SHERRIE L JEWELL	130 BEAR HOLLOW	STEPHENVILLE	TX	76401
R000075355	121 ELK COVE	LITTLE J M	121 ELK COVE	STEPHENVILLE	TX	76401
R000075372	121 BEAR HOLLOW	LUONG QUYEN T & THI DUONG PHUONG LE	121 BEAR HOLLOW	STEPHENVILLE	TX	76401
R000075357	141 ELK COVE	MARTIN ALTHEA	141 ELK COVE	STEPHENVILLE	TX	76401
R000075362	130 ELK COVE	MCCLAMMY JOHN D JR & LISA A MCCLAMMY	130 ELK COVE	STEPHENVILLE	TX	76401
R000075364	110 ELK COVE	METZLER JIMM & CARLA	110 ELK COVE	STEPHENVILLE	TX	76401
R000075374	140 BEAR HOLLOW	PEREZ JAVIER G AND MARIA JOCELYN PEREZ	140 BEAR HOLLOW	STEPHENVILLE	TX	76401
R000075371	111 BEAR HOLLOW	POLLARD MATTIE ROSALYN & COREY MICHAEL POLLARD	111 BEAR HOLLOW	STEPHENVILLE	TX	76401
R000073630	1701 ANTELOPE TRAIL	SANDEFUR COLLIN J	1701 ANTELOPE TRL	STEPHENVILLE	TX	76401
R000075363	120 ELK COVE	SHACKLETT RICHARD L & GEROGEANNA	120 ELK COVE	STEPHENVILLE	TX	76401