



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, November 14, 2024 at 4:00 PM

AGENDA

CALL TO ORDER

CITIZENS GENERAL DISCUSSION

MINUTES

1. Consider Approval of Minutes from October 10, 2024

REGULAR AGENDA

2. **Case No.: V2024-023**

Applicant Robert McGowan is Requesting a Hearing Pursuant to Section 154.21.3.C – *Variance for the Construction of a Carport* for Property Located at 1840 Overhill Dr., Parcel R29027, Being BLOCK F; LOT 8 of the Chamberlin Addition, City of Stephenville, Erath County, Texas

3. **PUBLIC HEARING**

Case No.: V2024-023

4. Consider Approval of Variance for the Construction of a Carport for Property Located at 1840 Overhill Dr., Parcel R29027, Being BLOCK F; LOT 8 of the Chamberlin Addition, of the City of Stephenville, Erath County, Texas

5. **CASE NO.: V2024-022**

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

6. **PUBLIC HEARING**

Case No.: V2024-022

7. Consider Approval of Variance from Section 154.05.5.E(B)(2) Relating to Minimum Lot Width and Lot Frontage Requirements for Property Located at 727 Frey, Being Parcel R28766, BLOCK 2; LOT 9A of the Butler Addition to the City of Stephenville, Erath County, Texas

8. **Case No.: V2024-024**

Applicant Court Cole, Representing Pendleton Enterprises, LLC., is Requesting a Variance from Section Sec.154.12-37 – Variance from Sign Regulations for Property Located at 270 W College, Parcel R29216, Being BLOCK 8; LOT F2H of the City Addition of the City of Stephenville, Erath County, Texas

9. **PUBLIC HEARING**

Case No.: V2024-024

10. Consider Approval of Variance from Section Sec.154.12-37 – Variance from Sign Regulations for Property Located at 270 W College, Parcel R29216, Being BLOCK 8; LOT F2H of the City 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 MEETING

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

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, October 10, 2024 at 4:00 PM in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Board of Adjustment Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

COMMISSIONERS PRESENT: Dr. Moumin Quazi, Chairperson
JJ Conway
Robert Nimmo
Mary Beach-McQuire

COMMISSIONERS ABSENT: Tina Virgin

OTHERS ATTENDING: Robert Turk, Building Official of Development Services
Wendy Rangel, Commission Secretary

CALL TO ORDER

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

CITIZENS GENERAL DISCUSSION

No discussion at this meeting.

MINUTES

1. Consider Approval of Minutes from August 8, 2024

MOTION by Robert Nimmo, seconded by Mary Beach-McQuire, to approve minutes as presented.
MOTION CARRIED unanimously.

PUBLIC HEARING

2. Case No.: V2024-021

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

Robert Turk, Building Official of Development Services, presented this item to the Board.

Comments from Jason King, City Manager, provided additional detail relating to the property and building placement.

Chairman Quazi opened the public hearing at 4:06 PM.

Applicant Joel Allen spoke regarding the request for Case No.: V2024-021.

Chairman Quazi closed the public hearing at 4:08 PM.

MOTION by Mary Beach-McGuire, second by Robert Nimmo, to approve Case No.: V2024-021 as presented. MOTION CARRIED unanimously.

3. Case No.: V2024-022

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

Robert Turk, Building Official of Development Services, presented this item to the Board.

Applicant David Brumfield, nor Greyhouse Rentals, LLC.; were present at the meeting; therefore, the Board was unable to proceed with the hearing for Case No.: V2024-022.

ADJOURN

Chairman Quazi adjourned the Board of Adjustment meeting at 4:11 PM.

APPROVED:

ATTEST:

Dr. Moumin Quazi, Chair

Wendy Rangel, Commission Secretary

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

Board of Adjustment STAFF REPORT

SUBJECT: Case No.: V2024-023

Applicant Robert McGowan is requesting a variance from Section 154.21.3.C – Variance for the Construction of a Carport, for property located at 1840 Overhill, Parcel R29027, being BLOCK F; LOT 8 of the S2500 Chamberlin Addition of the City of Stephenville, Erath County, Texas.

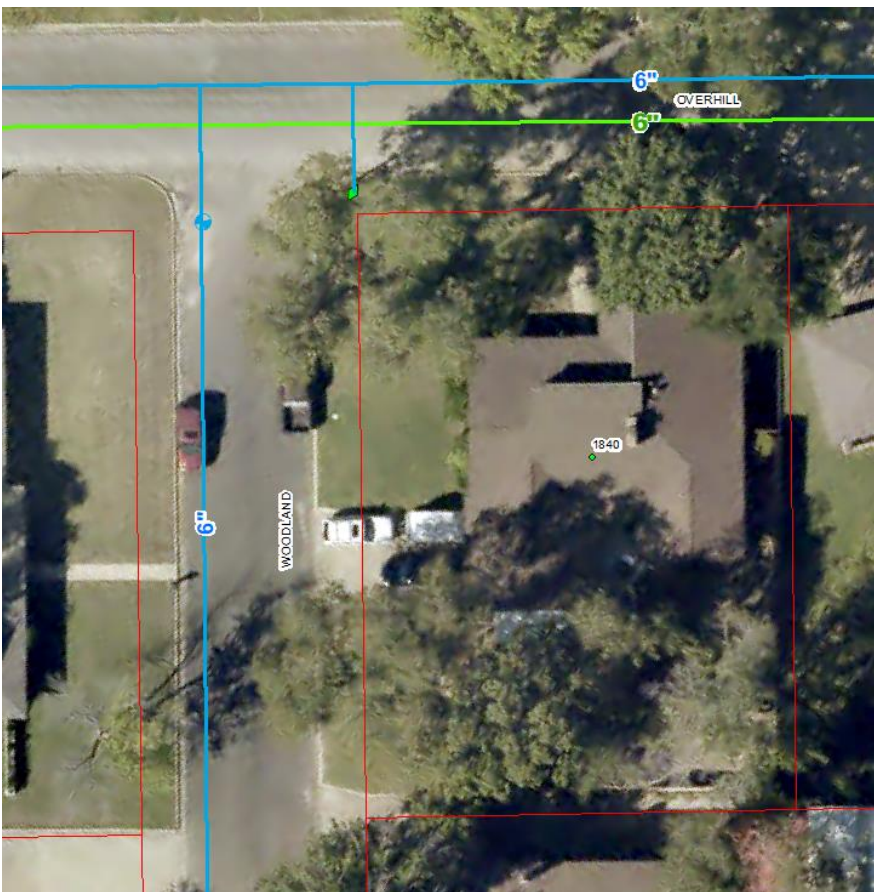
MEETING: Board of Adjustment – August 8, 2024

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

Mr. McGowan is requesting a variance for the construction of a carport. If approved, the side setback will be reduced to 0' feet based on GIS imagery and the provided site plan. If approved, staff recommends the Board grant conditional approval, with the condition being that the carport not extend into the City ROW. An image of the GIS map is below. Exact dimensions will require a survey.





Steve,

As requested, please see attached revised sketch showing distance from face of curb to end of carport dimension (pink line). Also, (as you can see per green line) the carport actually extends past and into the roof-space of the house although I was going to span directly above the roof. If that needs to be attached in some specific way, please let me know...

Thanks,

Robert McGowan

ZONING REQUIREMENTS:

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

- (9) Accessory buildings:
 - (a) Maximum accessory buildings coverage of rear yard: 30%.
 - (b) Maximum number of accessory buildings: two.
 - (c) Minimum depth of side setback: five feet.
 - (d) Minimum depth of rear setback: five feet.
 - (e) Minimum depth from the edge of the main building: 12 feet.

Section 154.21.3.C

Variance for the Construction of a Carport

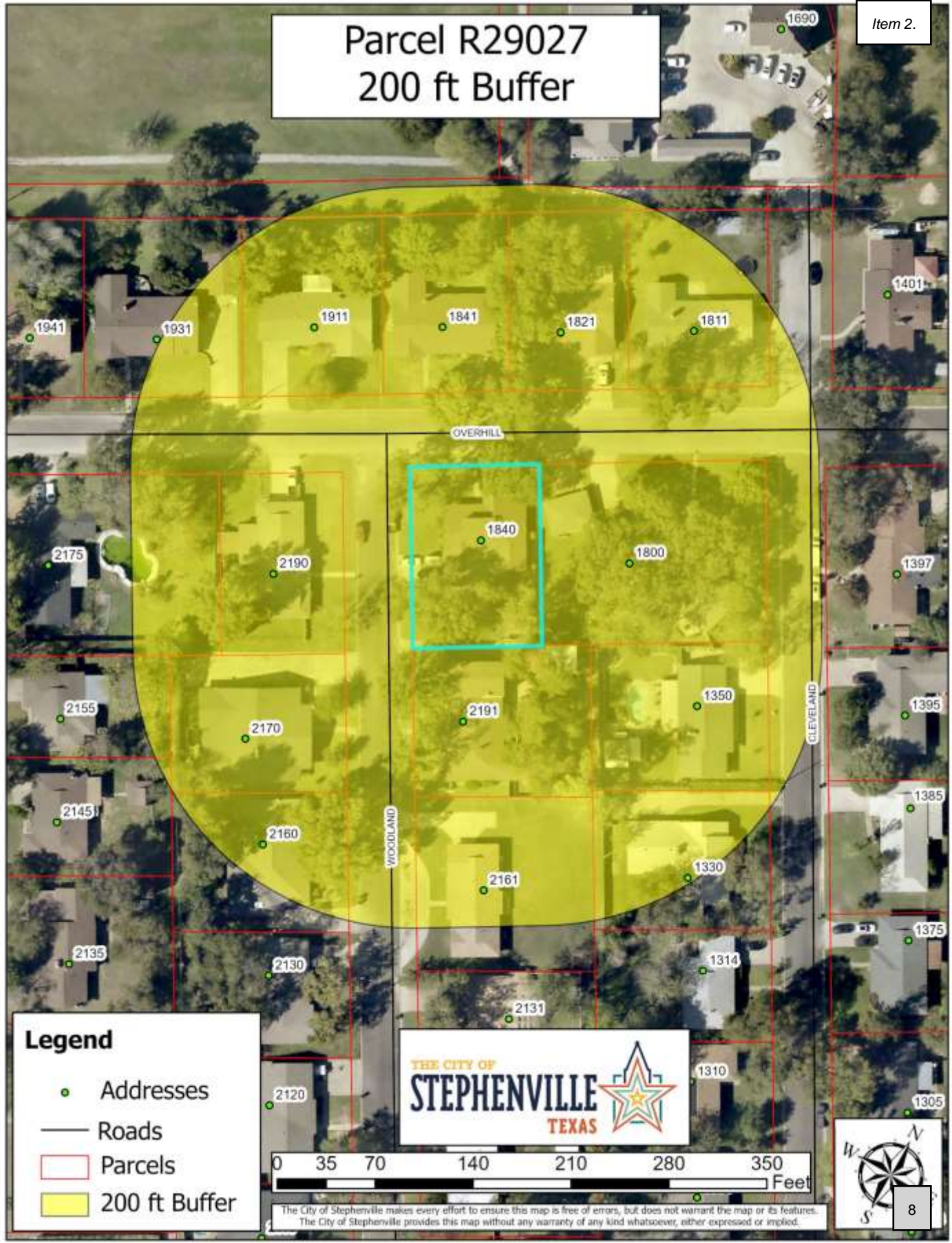
- (1) Granting a Variance without a Public Hearing:

- a. Upon receipt of an application to construct a carport, the city manager or his designee shall determine the following:
 - i. The carport is compatible with the existing home and other homes in the neighborhood.
 - ii. The carport is within the minimum setbacks.
 - iii. The carport is no larger than 25 feet in width by 30 feet in length.
 - b. If the above criteria are met, the city manager or his designee will mail notice of the proposed carport to every property owner within 200 feet of the property. The letter must include the procedure and time limits for protest.
 - c. Within 14 days from the date of the notification letter, a petition with signatures from 35% of the property owners within the notification area must be returned to the city manager or his designee or the special exception is considered granted without a hearing before the board of adjustment.
- (2) Granting a Variance with a Public Hearing:
- a. If the criteria listed above are not met, or if a petition is filed with the city manager or his designee as described above, a public hearing will be scheduled by the board of adjustment to determine if a variance will be granted.
 - b. Notice of a public hearing to allow the construction of a carport shall be mailed to every property owner within 200 feet of the property for which the special exception is requested at least ten days prior to the meeting date.
 - c. Notice of the public hearing shall be published in the newspaper of record at least ten days prior to the meeting date.
 - d. The concurring vote of 75% of the members of the board will be required to grant the special exception.
- (3) The city manager or his designee shall issue to the applicant appropriate documentation showing the grant of the special exception. Such documentation and grant may contain restrictions, use limitations, building requirements, and other matters determined to be appropriate and/or necessary to meet the terms of this section.

ALTERNATIVES:

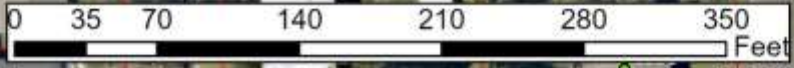
1. Approve the Variance Request
2. Deny the Variance Request

Parcel R29027 200 ft Buffer



Legend

- Addresses
- Roads
- ▭ Parcels
- 200 ft Buffer



The City of Stephenville makes every effort to ensure the 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 R29027 Current Zoning - R1 Single Family

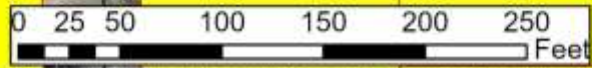


Legend

- Addresses
- Roads

ZONING

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



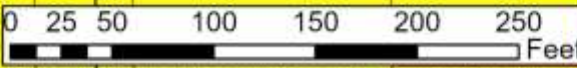
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Parcel R29027 Future Land Use - Complete Neighborhood



Legend

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



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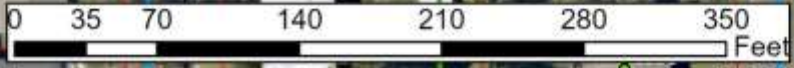


Parcel R29027 Water & Sewer Utilities



Legend

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



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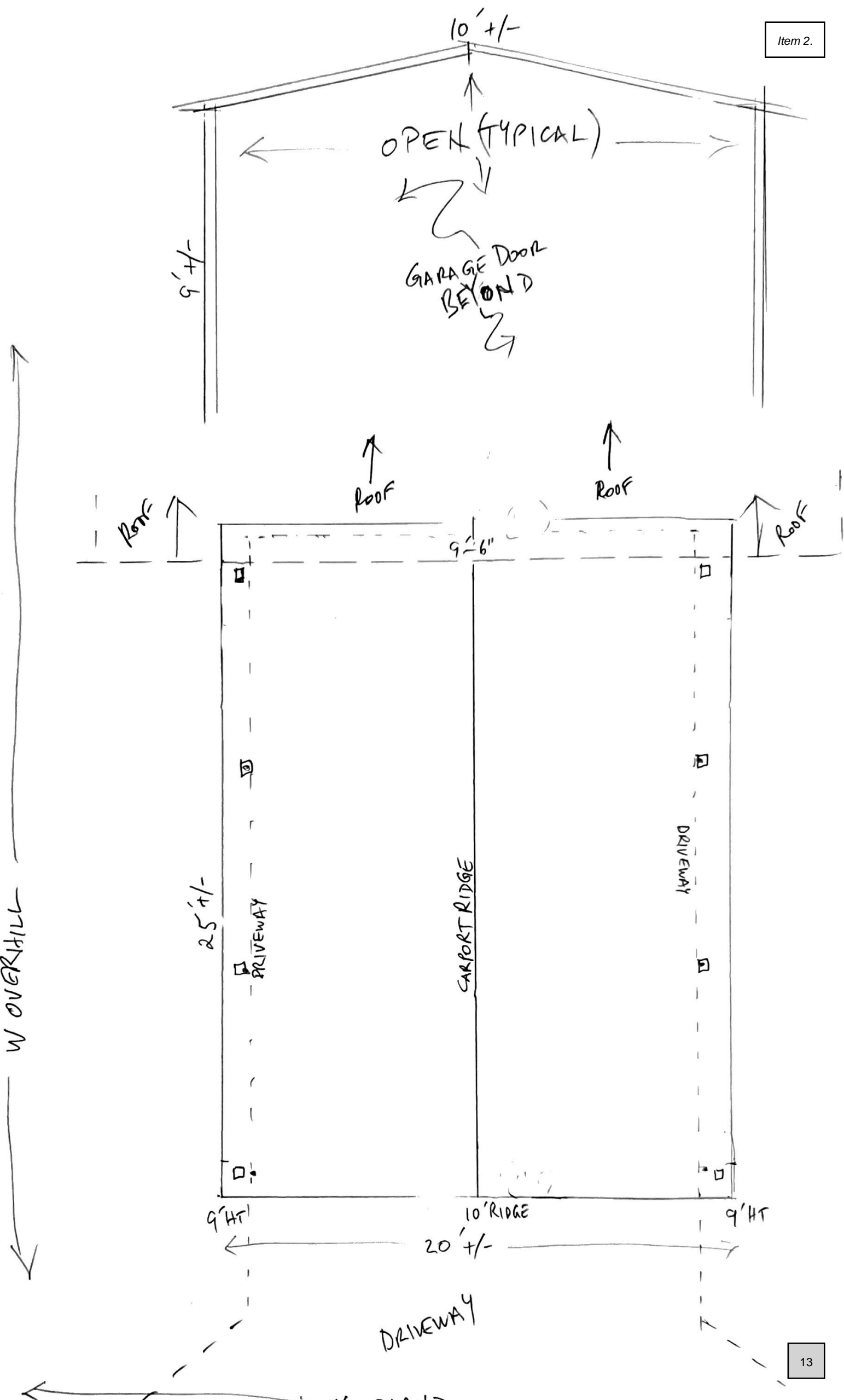
Parcel ID R29027

200 Ft Buffer

Addresses

Item 2.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029029	1350 CLEVELAND	ARNOLD STAN & LOU ANN	1350 CLEVELAND	STEPHENVILLE	TX	76401-0000
R000029011	2145 CRESTRIDGE	BAREFOOT EQUITY PARTNERS, LLC	189 RETA ST	STEPHENVILLE	TX	76401
R000029025	2161 WOODLAND	BOUCHER JUDY CAROLE & JENNIFER BOUCHER	PO BOX 643	STEPHENVILLE	TX	76401
R000029144	1931 OVERHILL DR	CASTLEBERRY CHARLES M & BETTY F CASTLEBERRY	1931 OVERHILL DR	STEPHENVILLE	TX	76401
R000029149	0 OVERHILL DR	CHAMBERLIN HEIRS		STEPHENVILLE	TX	76401-0000
R000029141	1821 OVERHILL DR	DEARING AUTHER M & PHELAN J	1821 OVERHILL DR	STEPHENVILLE	TX	76401-0000
R000029017	2160 WOODLAND	DEBUSK KATHRYN	2160 N WOODLAND	STEPHENVILLE	TX	76401
R000029142	1841 OVERHILL DR	ELLIOTT PENNY T	1841 OVERHILL	STEPHENVILLE	TX	76401
R000029012	2155 CRESTRIDGE	EMERSON MARY E	2155 CRESTRIDGE	STEPHENVILLE	TX	76401
R000029015	2190 WOODLAND	EMORY JAY E & TOMMIE S	2190 N WOODLAND ST	STEPHENVILLE	TX	76401-2052
R000029143	1911 OVERHILL DR	EVATT BETTY (REVOCABLE LIFE ESTATE)	1911 OVERHILL DR	STEPHENVILLE	TX	76401
R000029028	1800 OVERHILL DR	KILCOYNE KATHERINE L & CLANCEY M KILCOYNE	1800 W OVERHILL DR	STEPHENVILLE	TX	76401
R000029016	2170 WOODLAND	KYLE JAMES A & SUSAN E	2170 N WOODLAND ST	STEPHENVILLE	TX	76401
R000029026	2191 WOODLAND	LEACH PATRICIA GAYLEEN & NINA PATRICIA MCCAIN	2191 WOODLAND	STEPHENVILLE	TX	76401
R000029027	1840 OVERHILL DR	MCGOWAN ROBERT J & REBA D	1840 W OVERHILL DR	STEPHENVILLE	TX	76401
R000029013	2175 CRESTRIDGE	RONCK CATHERINE L	2175 CRESTRIDGE	STEPHENVILLE	TX	76401
R000029140	1811 OVERHILL DR	SMITH HANNAH R	1811 W OVERHILL	STEPHENVILLE	TX	76401
R000046547	1690 W LINGLEVILLE RD	TRAFALGAR HOMES INC	PO BOX 65	STEPHENVILLE	TX	76401
R000029030	1330 CLEVELAND	TURKNETT RAY F (ESTATE)	PO BOX 1392	GRAPEVINE	TX	76099-1392



Board of Adjustment STAFF REPORT



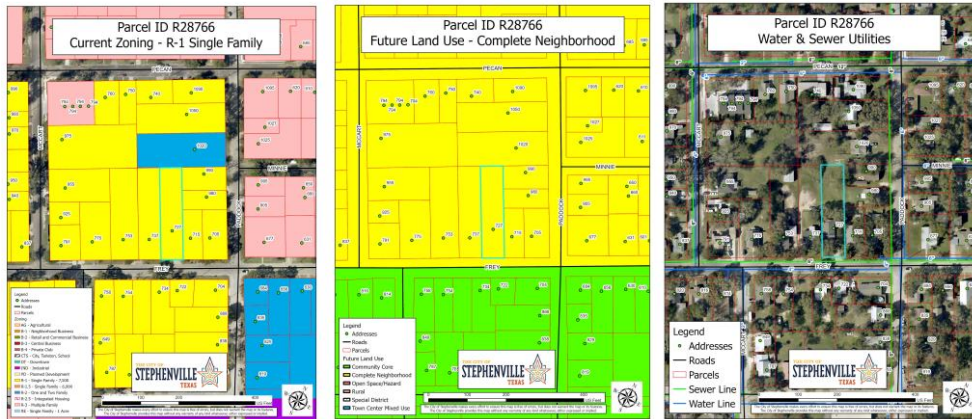
SUBJECT: Case No.: V2024-022
Applicant David Brumfield, representing Greyhouse Rentals, LLC., is requesting a variance from Section 154.05.5.E(B)(2) relating to minimum lot width and Lot frontage requirements for property located at 727 Frey, being Parcel R28766, BLOCK 2; LOT 9A of the Butler Addition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

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

BACKGROUND:

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

Property Profile:



Complete Neighborhood

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



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

- (B) *Two-family.*
- (1) Minimum lot area: minimum of 7,500 ft² for two-family dwelling unit.
 - (2) Minimum lot width and lot frontage: 75 feet.
 - (3) Minimum lot depth: 100 feet.
 - (4) Minimum depth of front setback: 25 feet.
 - (5) Minimum depth of rear setback: 25 feet.
 - (6) Minimum width of side setback:
 - (a) Internal lot: six feet.
 - (b) Corner lot: 25 feet from intersecting side street.

VARIANCE:

Section 154.21.1.1

1. A variance from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of the property. Whenever owing to exceptional and extraordinary conditions, the literal enforcement of the zoning regulations will result in unnecessary hardship in the development of the property, an appeal for a variance may be filed with the Board of Adjustment.

2. When a property owner can show that a strict application of the terms of this ordinance relating to the use, construction or alteration of buildings or structures or the use of land will impose upon him or her practical difficulties or particular hardship, the Board may consider and allow variations of the strict application of the terms of this ordinance if the variation are in harmony with the general purpose and intent of this ordinance, and the Board is satisfied, under the evidence heard by it, that a granting of the variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable hardship or difficulty so great as to warrant a variation from the Zoning Regulations.

3. The Board may authorize a variance where by reason of exceptional narrowness, shallowness, or shape of specific piece of property of record at the time of the adoption of this ordinance, or by reason of exceptional situation or condition of a specific piece of property, the strict application of a provision of this ordinance would result in peculiar and exceptional practical difficulties and particular hardship upon the owner of the property and amount to a practical confiscation of the property as distinguished from a mere inconvenience to the owner, provided the variation can be granted without substantial detriment to the public good, and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in this ordinance.

(a) Papers required. An appeal for a variance shall include:

1. A site plan, drawn to scale, showing the location and dimension of the lot and of all existing and proposed improvements:
 - a. When an appeal is based upon hardship resulting from sharp changes in topography or unusual terrain features, the site plan shall include topographic information related to known base points of surveys, and profiles of the particular problem involved, including relationship to topographic features of adjoining properties.
 - b. When an appeal is submitted for variance of side yard or rear yard requirements, the applicant shall provide the same information for the properties adjoining the common lot line as may be applicable to the appealed requirements.
 - c. When an appeal is submitted for a variance from front yard setback, or for side yard setback on aside street, the applicant shall furnish a strip map showing the setback of main walls of all buildings on the same side of the street within a distance of 200 feet of the applicant's property.

2. A statement of facts and reasons why the Zoning Regulations should not be applied to the property in question and how the standards governing the Board's action would be satisfied; and
3. A statement by the Enforcing Officer citing the reasons for refusing to issue a permit under the plans submitted.

(b) Basis for action.

(1) Before acting on an appeal for variance the Board shall consider:

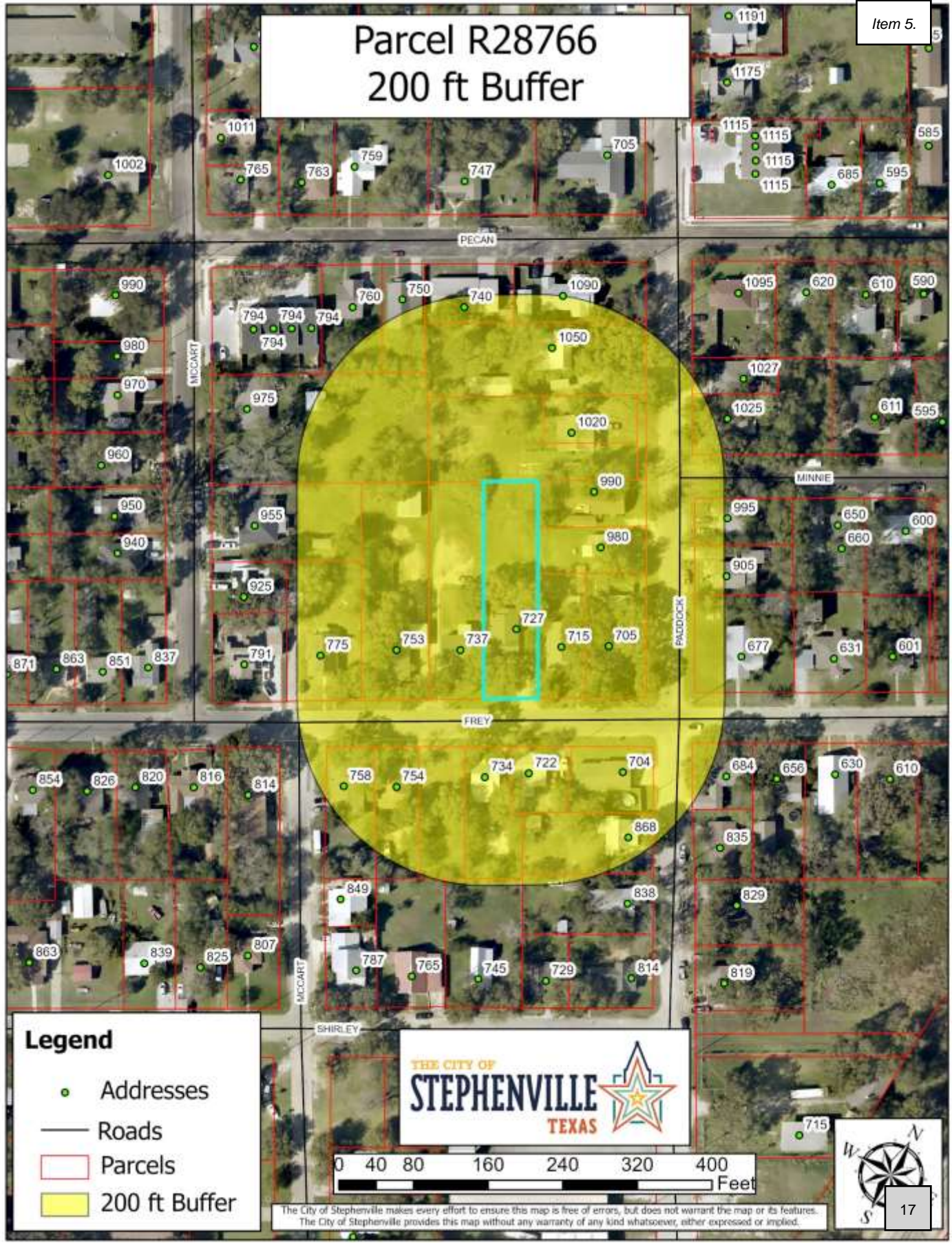
- a. The facts filed with the application;
- b. The testimony presented at the public hearing on the appeal;
- c. The City Staff's technical report on the appeal; and
- d. The Board's findings in its field inspection of the property.

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

ALTERNATIVES:

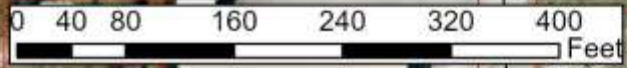
1. Approve the Variance Request
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Parcel R28766 200 ft Buffer



Legend

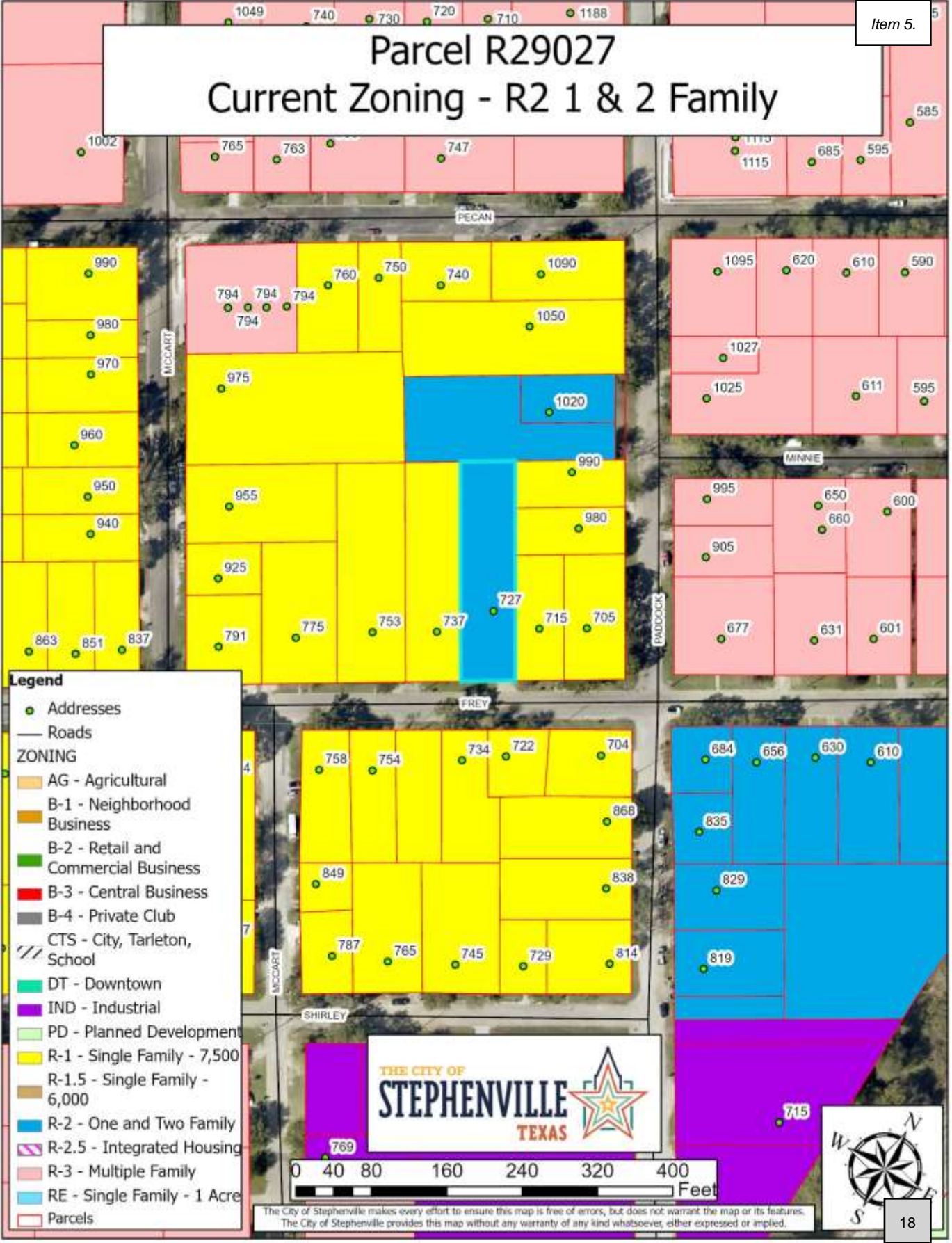
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Parcel R29027 Current Zoning - R2 1 & 2 Family

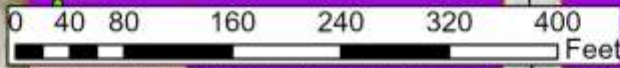


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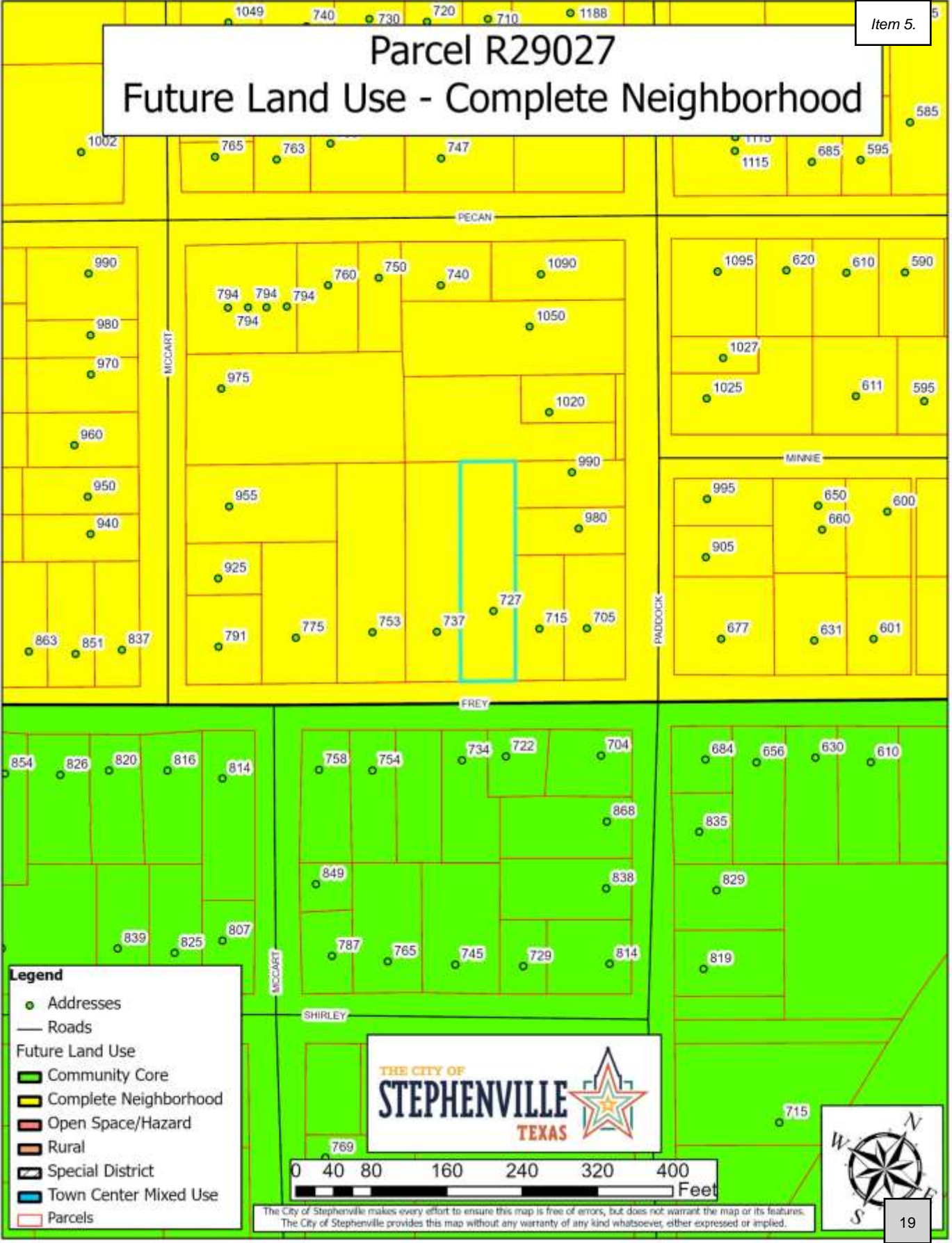
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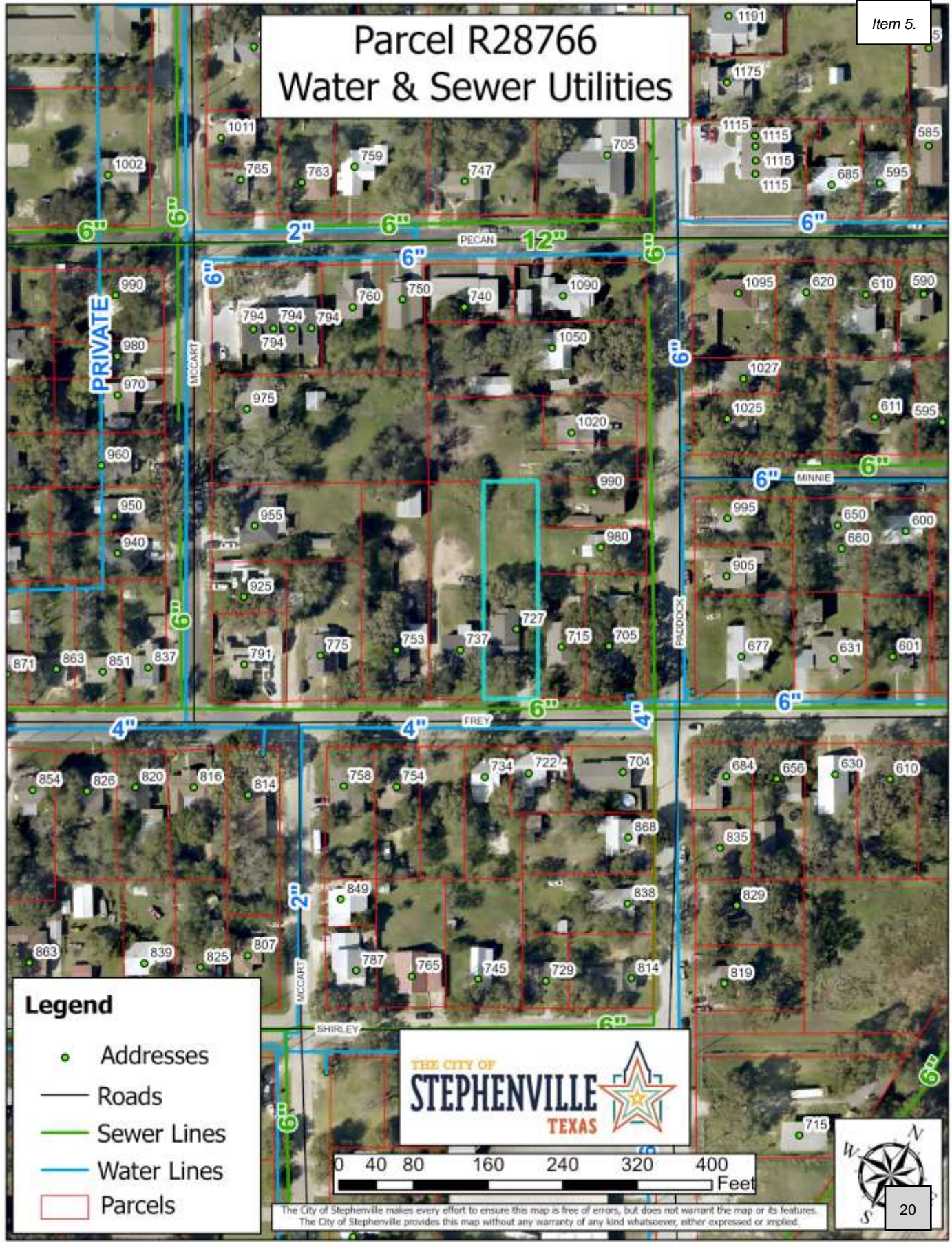


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Parcel R29027 Future Land Use - Complete Neighborhood

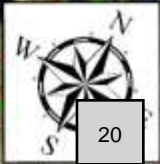
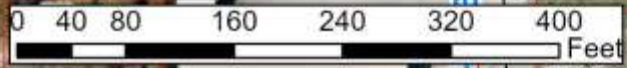


Parcel R28766 Water & Sewer Utilities



Legend

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Parcel ID R28766

200 Ft Buffer

Addresses

Item 5.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000028756	1050 PADDOCK	ASHE VICTOR M & PRISCILLA %RIVERA SERENA D	1050 N PADDOCK	STEPHENVILLE	TX	76401
R000028754	1090 PADDOCK	AVELAR LOGAN TYLER	1090 N PADDOCK	STEPHENVILLE	TX	76401
R000028753	705 FREY	BARNETTE MICHAEL & ASHLYN	705 WEST FREY	STEPHENVILLE	TX	76401
R000028765	753 FREY	BOREN LESLIE CHARLES	753 W FREY	STEPHENVILLE	TX	76401
R000028793	995 PADDOCK	BROWN BOBBY	995 N PADDOCK	STEPHENVILLE	TX	76401
R000033304	868 N PADDOCK	CANO JOSE A JR & MARIA ELENA	868 N PADDOCK AVENUE	STEPHENVILLE	TX	76401
R000033290	734 FREY	DAVIDSON ELISABETH A & JEREMY NEAGLE	734 W FREY	STEPHENVILLE	TX	76401
R000028752	715 W FREY	DOLLARHIDE KIRSTEN	715 W FREY	STEPHENVILLE	TX	76401
R000028762	975 MCCART	DOWELL THURMAN	105 PASEO DEL PUEBLO NORTE	TAOS	NM	87571
R000033307	838 N PADDOCK	EDWARDS IRIS JEANE	838 NORTH PADDOCK	STEPHENVILLE	TX	76401
R000033286	704 FREY	EVERETT JILL A	704 FREY	STEPHENVILLE	TX	76401
R000028768	990 PADDOCK	FIMBRES SYDNEY AND CARLA & ROBERT R DAVIS	174 TIMBERLINE TRAIL	POOLVILLE	TX	76487
R000028755	740 PECAN	FLOYD TOBY & SCARLET FLOYD	9753 FM3025	STEPHENVILLE	TX	76401
R000033291	744 FREY	FORD JAMES THEODORE	PO BOX 124	LINGLEVILLE	TX	76461
R000033305	754 FREY	GARCIA MARIO S & CONSUELO R	754 W FREY	STEPHENVILLE	TX	76401-0000
R000028758	760 PECAN	GASTON BEN AND CLAIR GASTON	8010 MANX DR	ROUND ROCK	TX	786811
R000028766	727 FREY	GREYHOUSE RENTALS LLC	175 CANYON LAKE RD	GORDON	TX	76453
R000028759	750 PECAN	HALE & HALE RENTALS, LLC	150 HARBIN DR, SUITE 430	STEPHENVILLE	TX	76401
R000028794	905 PADDOCK	HALL CORWIN WADE & SHELLY DAWN & TERRY DON	905 N PADDOCK	STEPHENVILLE	TX	76401
R000028769	980 PADDOCK	HEWITT GEORGE JR	980 PADDOCK	STEPHENVILLE	TX	76401-5517
R000028767	737 W FREY	HIGDON BAILEE	737 W FREY	STEPHENVILLE	TX	76401
R000028740	1025 PADDOCK	HOLLAND JOHN CARL & LESLIE LEANNE	1025 N PADDOCK AVE	STEPHENVILLE	TX	76401-0000
R000033306	765 SHIRLEY	JAIME ERASMO ANGEL	765 SHIRLEY	STEPHENVILLE	TX	76401
R000033293	758 FREY	MARTINELLI CHRIS & DEANNE MARTINELLI	5155 RANCHO LALOMA LINDA DR	PASO ROBLES	CA	93446
R000028795	677 FREY	MCFARLAND MARCIA	677 W FREY	STEPHENVILLE	TX	76401-0000
R000028738	1027 PADDOCK	PINWHEEL INVESTMENTS LLC	74777 ROAD 385	MAYWOOD	NE	69038
R000028763	955 MCCART	SCOGINS CHAD D	955 N MCCART	STEPHENVILLE	TX	76401
R000028764	775 FREY	STEPHENS GARY	791 W FREY	STEPHENVILLE	TX	76401
R000033287	722 FREY	SUMMER MOON EQUITY, LP	189 RETA	STEPHENVILLE	TX	76401
R000078522	0 PADDOCK	TRIPLE W REMODELING, LLC AND	101 TANGLEWOOD LANE	STEPHENVILLE	TX	76401
R000028770	1020 PADDOCK	TRIPLE W REMODELING, LLC AND	101 TANGLEWOOD LANE	STEPHENVILLE	TX	76401
R000033292	745 SHIRLEY	TUCKER BRIANNA J	745 W SHIRLEY	STEPHENVILLE	TX	76401
R000033249	684 FREY	WAGNER JASEN W	113 WELLESLEY DR	IRVING	TX	75062

Board of Adjustment STAFF REPORT

SUBJECT: Case No.: V2024-024

Applicant Court Cole, representing Pendleton Enterprises, LLC., is requesting a variance from Section Sec.154.12-37 – Variance from Sign Regulations for property located at 270 W College, Parcel R29216, being BLOCK 8; LOT F2H of the City Addition of the City of Stephenville, Erath County, Texas.

MEETING: Board of Adjustment – November 14, 2024

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen

BACKGROUND:

The requested variance from the sign ordinance is to place an additional sign on the property at the Southeastern Corner of the building adjacent to the City alley. The sign will protrude into the City Right-of-Way, extending 40” from the building. The height at the bottom of the sign will be 14’. Per the sign company, Waste Connections has indicated this will allow clearance for safe passage.

Image provided:



Sec. 154.12. Sign regulations.

12-37 Projection sign.

- (a) *Location.*
- (1) Signs must be premises signs.
 - (2) Sign shall be attached to the building and extending in whole or part between 12 inches and four feet beyond the exterior surface of the building but not protruding into the ROW or another property.

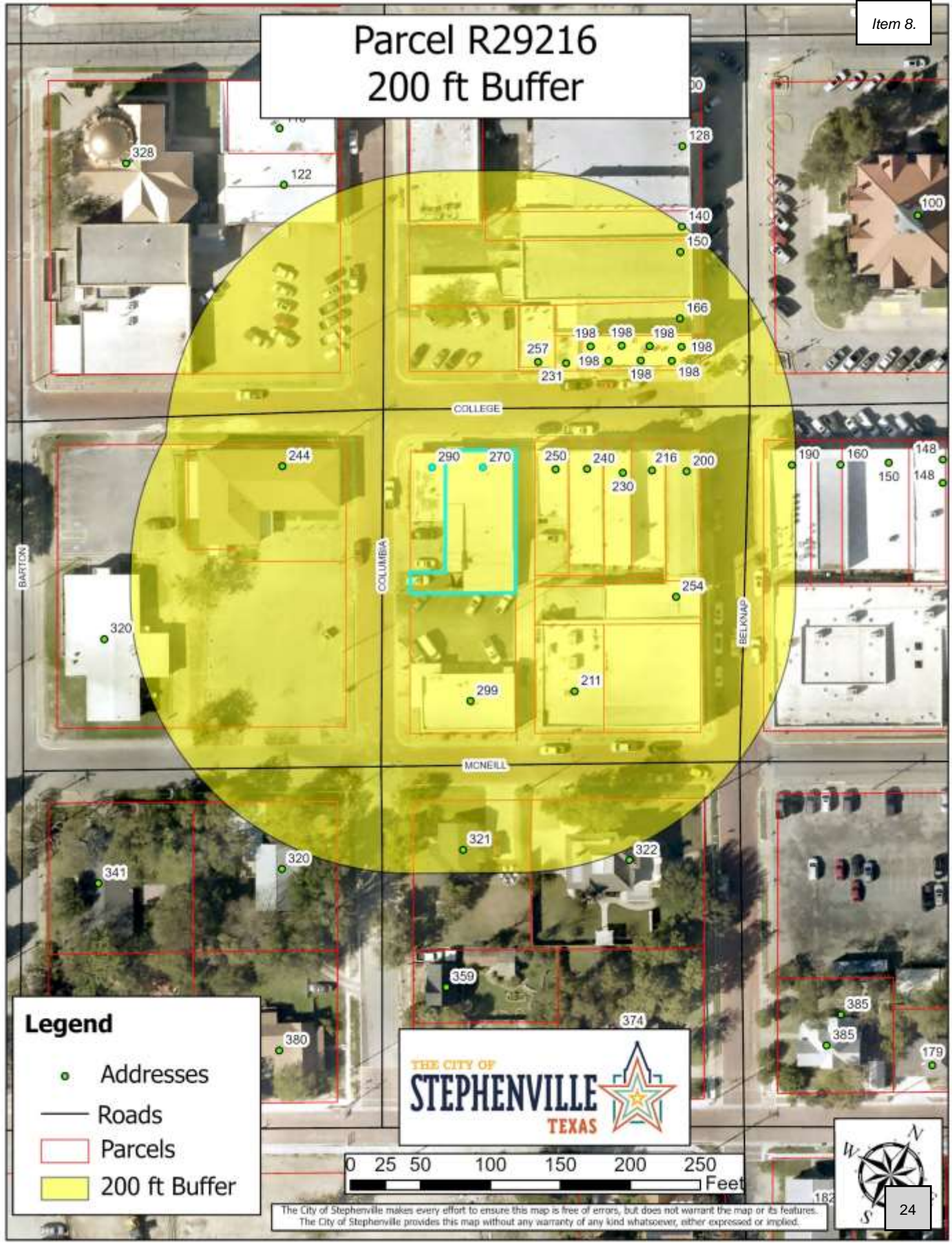
Section 12-12 Variances

- (a) Variance authorized. The Board of Adjustment (BOA) may authorize a variance to any restriction set forth in this chapter, including, but not limited to, the number, type, area, height or setback of signs, or any other aspect involved in the sign permitting process.
- (b) Approval standards. In granting any variance, BOA shall consider the following criteria and shall grant the variance only if:
- (1) Special conditions exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The city may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter; and
 - (2) The strict interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of the chapter; and
 - (3) The special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and
 - (4) Granting the variance will meet the objectives of the chapter and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and
 - (5) The request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of this chapter; and
 - (6) Granting of the variance will be in harmony with the spirit and purpose of this chapter.
 - (7) In granting special exceptions under this section, the Board of Adjustment may impose such conditions as are necessary to protect adjacent property owners and to ensure the public health, safety and general welfare, including but not limited to conditions specifying the period during which the nonconforming use may continue to operate or exist before being conformed to the standards of the Zoning Ordinance.

ALTERNATIVES:

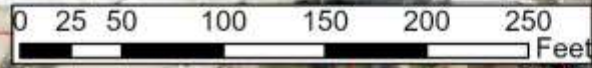
1. Approve the Variance Request.
2. Deny the Variance Request.

Parcel R29216 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 R29216 Current Zoning - Downtown

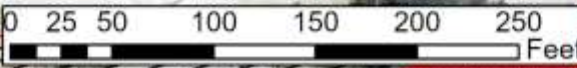


Legend

- Addresses
- Roads

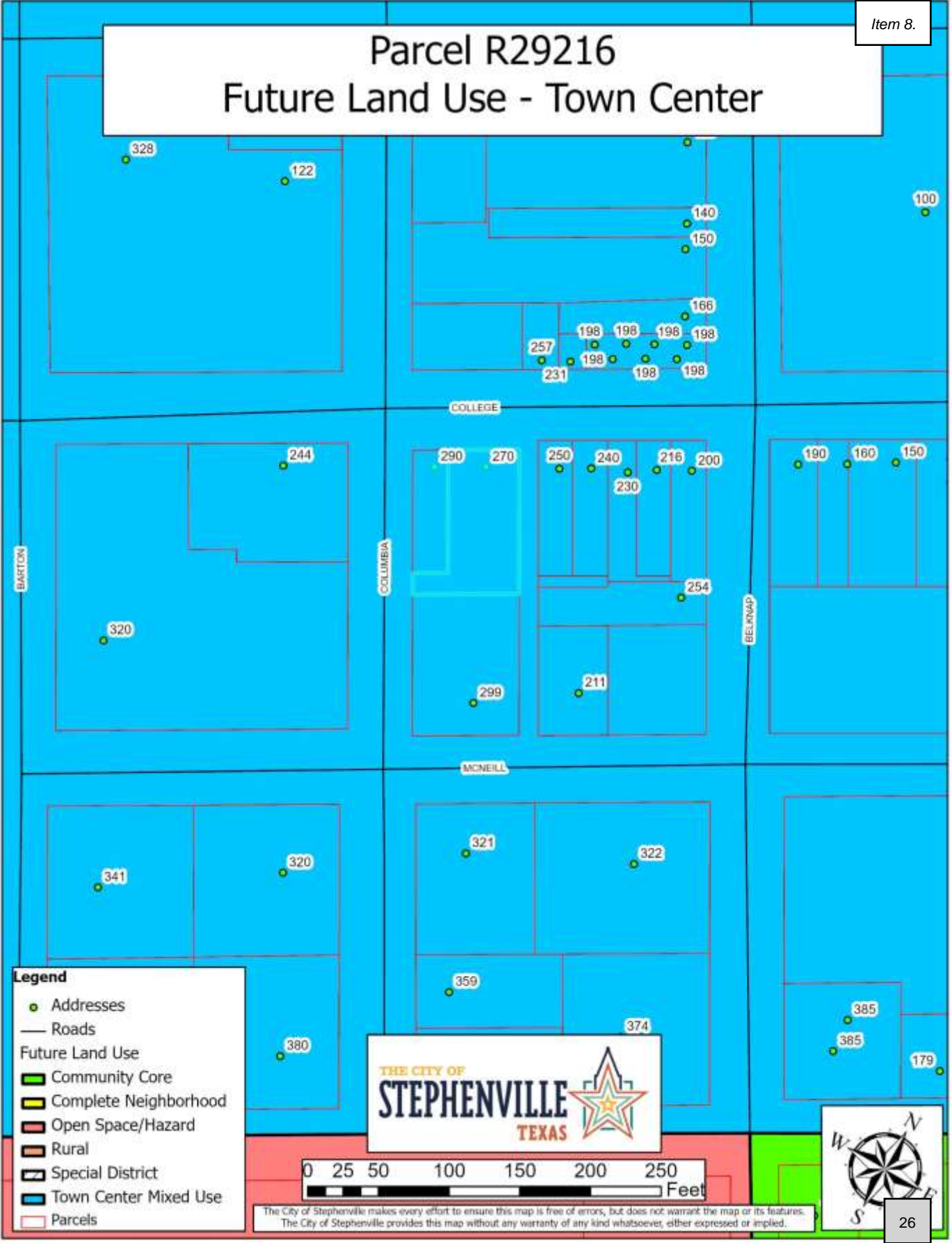
ZONING

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



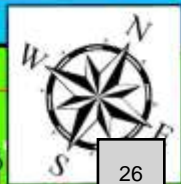
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Parcel R29216 Future Land Use - Town Center



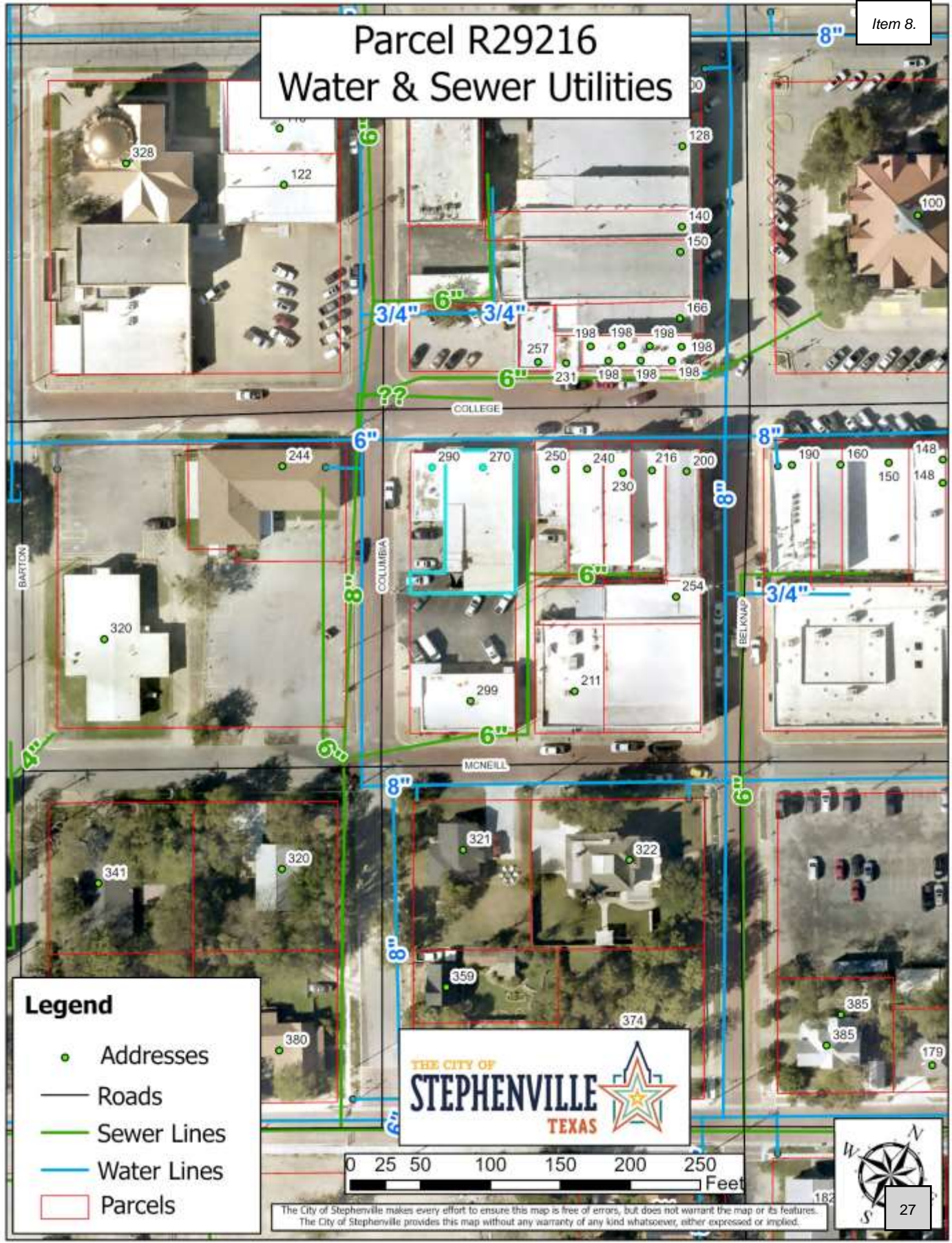
Legend

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



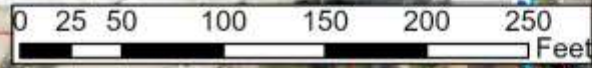
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Parcel R29216 Water & Sewer Utilities



Legend

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



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Parcel ID R29216

200 Ft Buffer

Addresses

Item 8.

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000029151	190 W COLLEGE	BMF PROPERTIES LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029217	272 S BELKNAP	BMF PROPERTIES LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029218	211 W MCNEILL	BMF PROPERTIES LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029206	257 W COLLEGE	BOONE SHARON	9603 MUIRFIELD DR	GRANBURY	TX	76049-4478
R000029207	231 W COLLEGE	BOONE SHARON	9603 MUIRFIELD DR	GRANBURY	TX	76049-4478
R000029223	321 COLUMBIA	BRAMLETT PATRICIA & BARBIE GRAHAM &	1423 CR257	STEPHENVILLE	TX	76401
R000029208	200 W COLLEGE	CARPENTER DARREN R & JAMES F KIMBEL	200 W COLLEGE	STEPHENVILLE	TX	76401
R000029209	254 S BELKNAP	CARPENTER DARREN R & JAMES F KIMBEL	200 W COLLEGE	STEPHENVILLE	TX	76401
R000029205	0 W COLLEGE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029204	298 W WASHINGTON	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000029201	128 S BELKNAP	COATS JIM & PATSY	1187 AZALEA LN	STEPHENVILLE	TX	76401-0000
R000029154	298 S GRAHAM	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029150	100 W WASHINGTON	ERATH COUNTY	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029285	320 W COLLEGE	ERATH COUNTY ANNEX II TAX OFFICE	100 W WASHINGTON	STEPHENVILLE	TX	76401-0000
R000029199	150 S BELKNAP	EVATT INVESTMENTS	1425 PECAN HILL RD	STEPHENVILLE	TX	76401-9656
R000029276	328 W WASHINGTON	FIRST UNITED METHODIST CHURCH-STEPH	P O BOX 173	STEPHENVILLE	TX	76401-0000
R000029197	166 BELKNAP	FOUR ARROWS MANAGEMENT LLC	503 LYDIA LANE	GRANBURY	TX	76048
R000029212	240 W COLLEGE	LIVINGSTON MARTIN	288 E MATHER ST	NEW BRAUNFELS	TX	78130
R000029213	250 W COLLEGE	MCDONALD RICHARD & JANE MCDONALD FAMILY TRUST	PO BOX 1783	STEPHENVILLE	TX	76401-0000
R000029214	299 S COLUMBIA	MCKETHAN & BEAM PROPERTIES LLC	115 N GRAHAM ST #201	STEPHENVILLE	TX	76401
R000029211	230 W COLLEGE	MIB CELLAR LLC	115 N GRAHAM	STEPHENVILLE	TX	76401
R000029215	290 W COLLEGE	PENDLETON ENTERPRISES LLC	PO BOX 483	STEPHENVILLE	TX	76401
R000029216	270 W COLLEGE	PENDLETON ENTERPRISES LLC	PO BOX 483	STEPHENVILLE	TX	76401
R000029196	198 S BELKNAP	RED FENCES LLC	PO BOX 267	STEPHENVILLE	TX	76401
R000029210	216 W COLLEGE	RENFIELD LLC	115 N GRAHAM ST #202	STEPHENVILLE	TX	76401
R000029220	320 COLUMBIA	SMITHEAL JACOB	4823 TIMBERLANE DR	AUSTIN	TX	78746
R000029283	244 S COLUMBIA	STEPHENVILLE LODGE NO 267	244 S COLUMBIA	STEPHENVILLE	TX	76401-0000
R000029224	322 BELKNAP	STEPHENVILLE TYPE B ECONOMIC DEVELOPMENT AUTHORITY	1050 AIRPORT RD	STEPHENVILLE	TX	76401
R000029198	166 S BELKNAP	THEMIS INVESTMENT PROPERTIES LLC AND	166 S BELKNAP	STEPHENVILLE	TX	76401