



**FARMERSVILLE CITY COUNCIL  
SITTING AS THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT  
REGULAR SESSION MINUTES  
For  
September 22, 2020, 7:30 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Wiebold called the meeting to order at 7:30 p.m. Council members Dwain Mathers, Craig Overstreet, Mike Henry and Terry Williams were all present. Jim Hemby was not in attendance. City staff members Ben White, Sandra Green and City Attorney, Alan Lathrom were also present.

**II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS**

- No one came forward in person or teleconference to speak.

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon a request for a variance from the requirements of Section 77-52(d)(3) of the Farmersville Code to allow the minimum front yard setback for the existing structure on the northern approximately one-half (½) of the property situated at 303 Windom, which property is currently platted as one lot - Lot 82, Block T of the Farmersville Old Donation – and zoned for “SF-2 – Single Family Dwelling - 2” zoning district uses, to be reduced from the minimum required front yard setback of 30 feet to approximately 18 feet, which northern approximately one-half (½) of the property is proposed to be replatted as Lot 82-A while retaining the minimum required front yard setback of 30 feet on the southern of the property which is proposed to be replatted as Lot 82-B provided that all other requirements of the Farmersville Code are met save and except to the extent previous variances have been approved. The property is generally located at 303 Windom, Farmersville, Texas 75442.
- Mayor Wiebold opened the public hearing at 7:31 p.m. and asked if


anyone wanted to speak for or against the item.

- Lance Hudson, applicant, stated he was originally granted a variance to divide the property because where the current house sat the lot would only be 50 feet wide instead of 60 feet. He said he is now asking for a variance for the front building line to be 18 feet instead of the required 30 feet since he is remodeling the existing house and not tearing it down.
- Mike Henry asked if he tore down the house would he go back to the 30 feet setback.
- Lance Hudson stated he would, but he had no intention of tearing the house down.
- Terry Williams asked if he had completed any remodeling on the house yet.
- Lance Hudson stated he has not at this point.
- Craig Overstreet asked if the front yard setback was the only variance he was asking for.
- Lance Hudson explained this was the only variance he was requesting at the meeting, but there was a previous variance that was already granted.
- Mayor Wiebold asked if there was anyone else that wanted to speak for or against the agenda item.
- No one came forward so he closed the public hearing at 7:34 p.m.
  - Motion to approve the variance made by Mike Henry
  - 2<sup>nd</sup> to approve was Terry Williams
  - All council members voted in favor

#### IV. ADJOURNMENT

Meeting was adjourned at 7:34 p.m.

APPROVE:

  
Bryon Wiebold, Mayor

ATTEST:

  
Sandra Green, TRMC, City Secretary

