



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
May 11, 2021, 5:30 P.M.
Council Chambers, City Hall
205 S. Main Street**

WATCH THE LIVE BROADCAST

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website;
2. Clicking on "GOVERNMENT";
3. Clicking on "AGENDAS AND MINUTES";
4. Clicking on the "[click here](#)" link that is located to the right of "LIVE STREAMING."

I. PRELIMINARY MATTERS

Call to order, roll call

II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS

If you wish to address the City Council, please fill out a "Speaker Sign-Up Card" and present it to the City Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Anyone wishing to address the City Council regarding any non-public hearing item on the agenda for this meeting is asked to speak at this time with a time limit of three (3) minute(s) per person per item.

III. PUBLIC HEARING

A. Public hearing to consider, discuss and act upon a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on a platted lot identified as Lot 5C, Block 1 of the Wylie Addition located at 415 S. Main Street, Farmersville, Texas 75442 (the "Property") zoned for "SF-2 – Single Family Dwelling - 2" district uses, as follows:


1. A reduction in the minimum lot depth required by Farmersville Code § 77-52(d)(3) from 100 feet to 96 feet;
2. A reduction in the minimum side yard setback required by Farmersville Code §§ 77-52(d)(3) and 77-63(b)(4) from 30 feet to 15 feet on the southern side of the Property along Beech Street; and
3. A reduction in the front yard setback required by Farmersville Code § 77-52(d)(3) from 30 feet to 25 feet on the western side of the Property along S. Main Street.

IV. ADJOURNMENT

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted May 7, 2021 by 5:30 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.


Sandra Green, TRMC
City Secretary





Farmersville
DISCOVER A TEXAS TREASURE

Board of Adjustment Application

Variance

Appeal

Today's Date: 03/18/2021

****Contact Information****

Property Location: 415 S Main St, Farmersville, TX
(street address)

Subdivision: Wiley Addition Lot: 5C Block 1

Property Owner: Gemful Holdings, LLC 15923 Preston Rd Dallas, TX 75248
(Name) (Address) (City, State, & Zip Code)

Property Owner is giving Angela Li / Oscar Guevara authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: Gemful Holdings, LLC Property Owner Signature: 

Applicant: Angela Li 15923 Preston Rd Dallas, TX 75248
(Name) (Address) (City, State, & Zip Code)

angielee05@hotmail.com (972) 658-7292
(Email) (Phone)

****REQUEST****

Please list types requested:

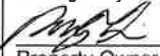
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size		62' x 96'	
Lot Width	60 feet min	62 feet	
Lot Depth	100 feet min	96 feet	- 4 feet
Side Yard	10% of width = 6.2 feet min	7.3 feet	
Side at Corner	30 feet min	15 feet	- 15 feet
Front Yard	30 feet min	25 feet	- 5 feet
Rear Yard	10 feet min	10 feet	
Driveway			
Exterior Construction			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU ARE REQUIRED TO ATTACH INFORMATION TO SUPPORT YOUR REQUEST.

See attachments.

Items Submitted: Completed Application Exhibit showing plot plan, site, elevations, or other paperwork

I hereby certify that the above states are true and correct to the best of my knowledge.

DocuSigned by:


Property Owner Signature (if different from applicant)
55DB8938A05548A...

DocuSigned by:


Applicant's Signature
55DB8938A05548A...

NOTICE: This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-782-6151 (Voice) or email s.green@farmersville.tx.com. Please allow at least 48 hours for your request to be processed.

****OFFICE USE ONLY****

Seeking a variance from Farmersville Zoning Ordinance, Section No:

BOA Number:

Received stamp:

415 S Main St, Farmersville, TX Variance Request

We are requesting a lot and dimensional variance for the property located at 415 S Main St, Farmersville, TX. The property is on the NE Corner of Main St & Beech St (see attached google earth image and survey for property dimensions). It is zoned SF-2 and currently has an old distressed home on the property. Our plan is to demo the current distressed house and build a new single family residential, ranch-style home on the lot.

The lot sits at 62' wide and 96' deep. Under Farmersville Zoning Ordinance Sec 72-52 (d)(3), the minimum lot size shall be 60' x 100'. We are requesting a 4' variance on the depth of the lot due to the fact that it is zoned SF-2 and will never comply with the new SF-2 regulations.

We are also requesting setback variances due to the unique characteristics of this property. Building to the current regulations would result in a very small, tall, and narrow house that would be drastically offset compared to the midline of the property (see attached example). According to Section 77-63 (4), on a corner lot, used for one-family or two-family dwellings, both street exposures shall be treated as front yards. This would mean a 30' setback from Main St, 30' setback from Beech, 6.2' side yard, and 10' backyard. The lot is 62' x 96' which would make the maximum livable floor area of a single family house with a 2 car garage only 1,004.8 sf (equation below)..

The solution is to make the setback 25' from Main St and 15' from Beech St. This would allow enough area to build a desirable ranch-style home that would match the downtown style of Farmersville. It would sit more proportionately on the lot and be much more aesthetically appealing to the neighborhood. See the attached renderings for better visual concepts of why the dimensional variance is needed.

Square Footage Equations:

Building to Current Ordinance:

Lot Width(62') - Front Yard Setback(30') - Side Yard(6.2') = Width of New Build(25.8')

Lot Depth(96') - Front Yard Setback(30') - Back Yard(10') = Depth of New Build(56')

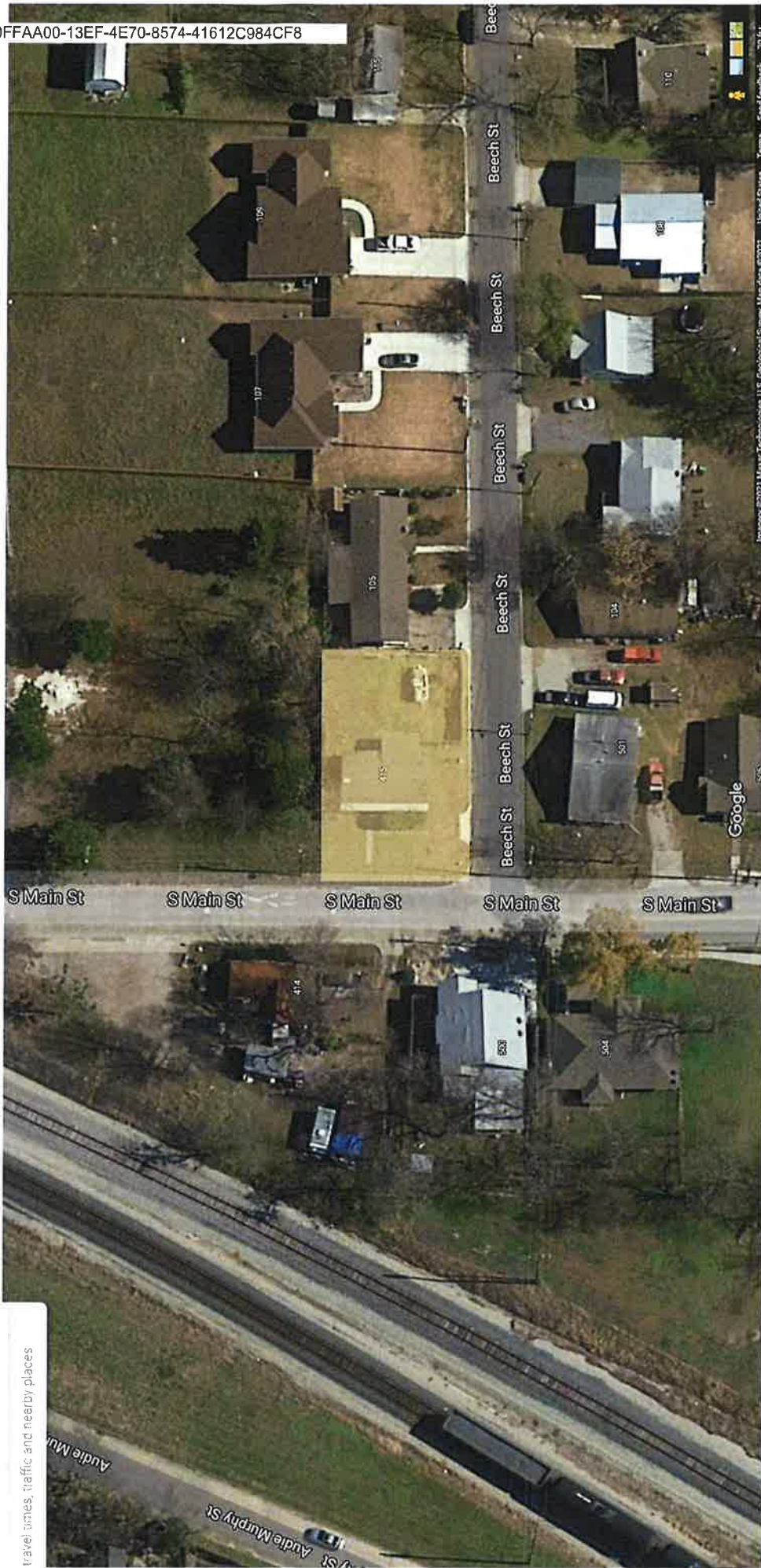
Width x Depth = Floor Area(1,444.8sf) - Garage(440sf) = Livable Floor Area(1004.8sf)

Building to Variance:

Lot Width(62') - Beech Side Yard Setback(15') - Side Yard(7.3') = Width of New Build(39.7')

Lot Depth(96') - Main Front Yard Setback(25') - Back Yard(10') = Depth of New Build(61')

Width x Depth = Floor Area(2,421.7sf) - Garage(440sf) = Livable Floor Area(1,981.7sf)

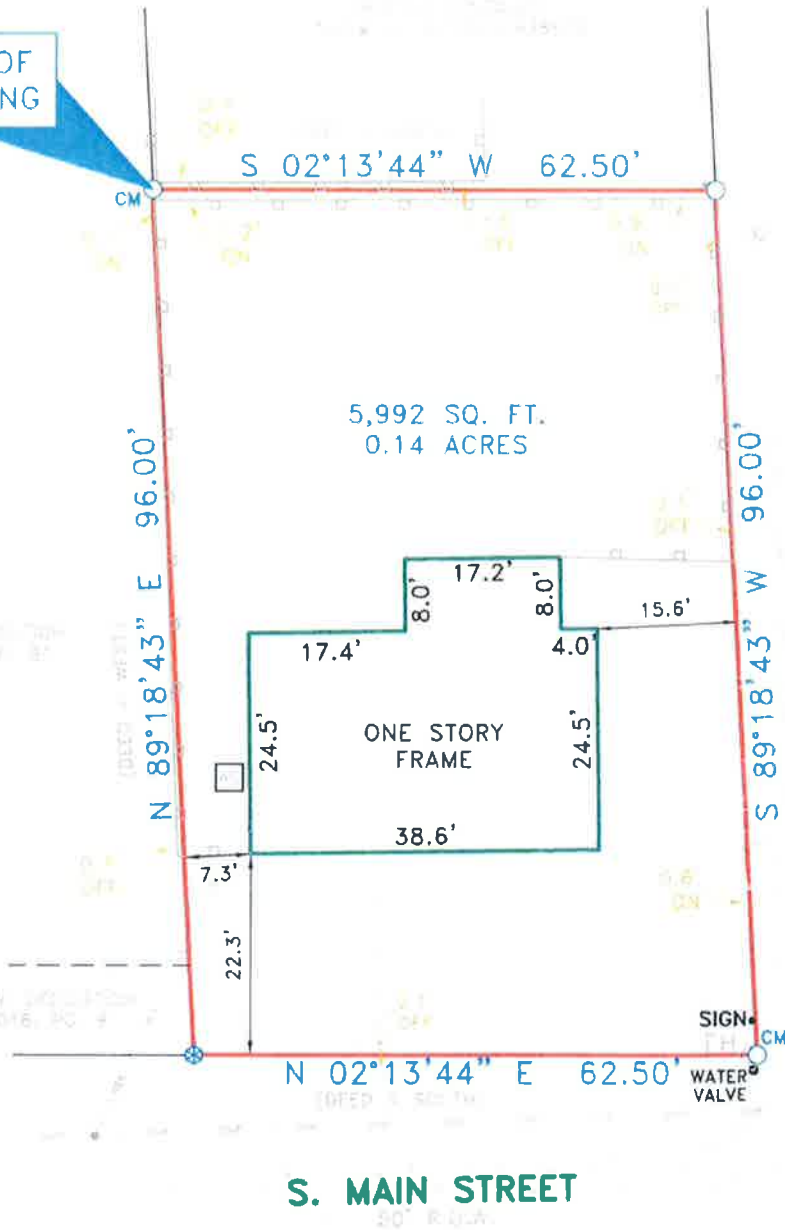


travel times, traffic and nearby places

Attachment 1
Property Survey



POINT OF BEGINNING



title

- FENCE POST FOR CORNER
- CONTROLLING MONUMENT
- AIR CONDITIONER
- POOL EQUIPMENT
- POWER POLE
- OVERHEAD ELECTRIC
- IRON FENCE
- BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- STONE
- CONCRETE
- COVERED AREA
- BRICK

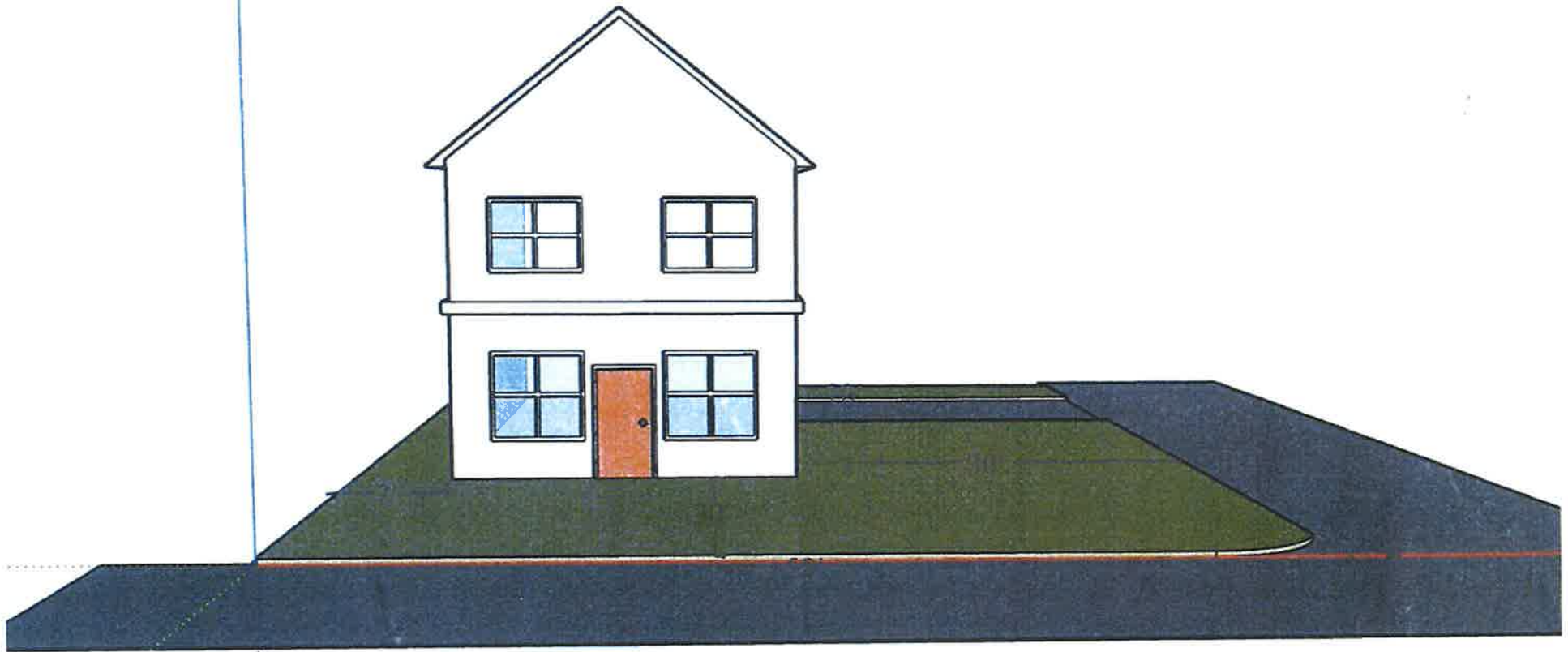
NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

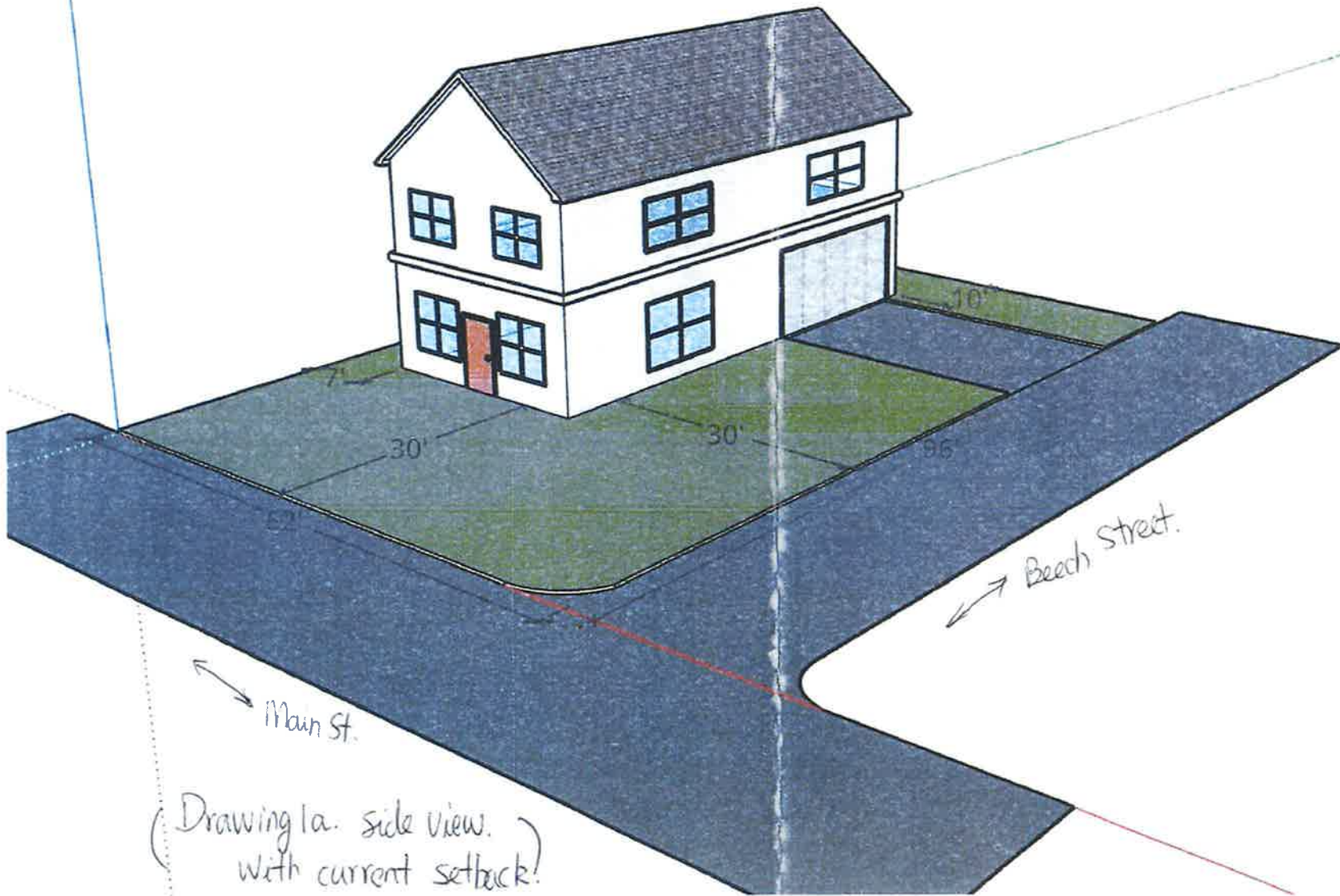
FLOOD NOTE: According to the F.I.R.M. No. 48085C0340J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

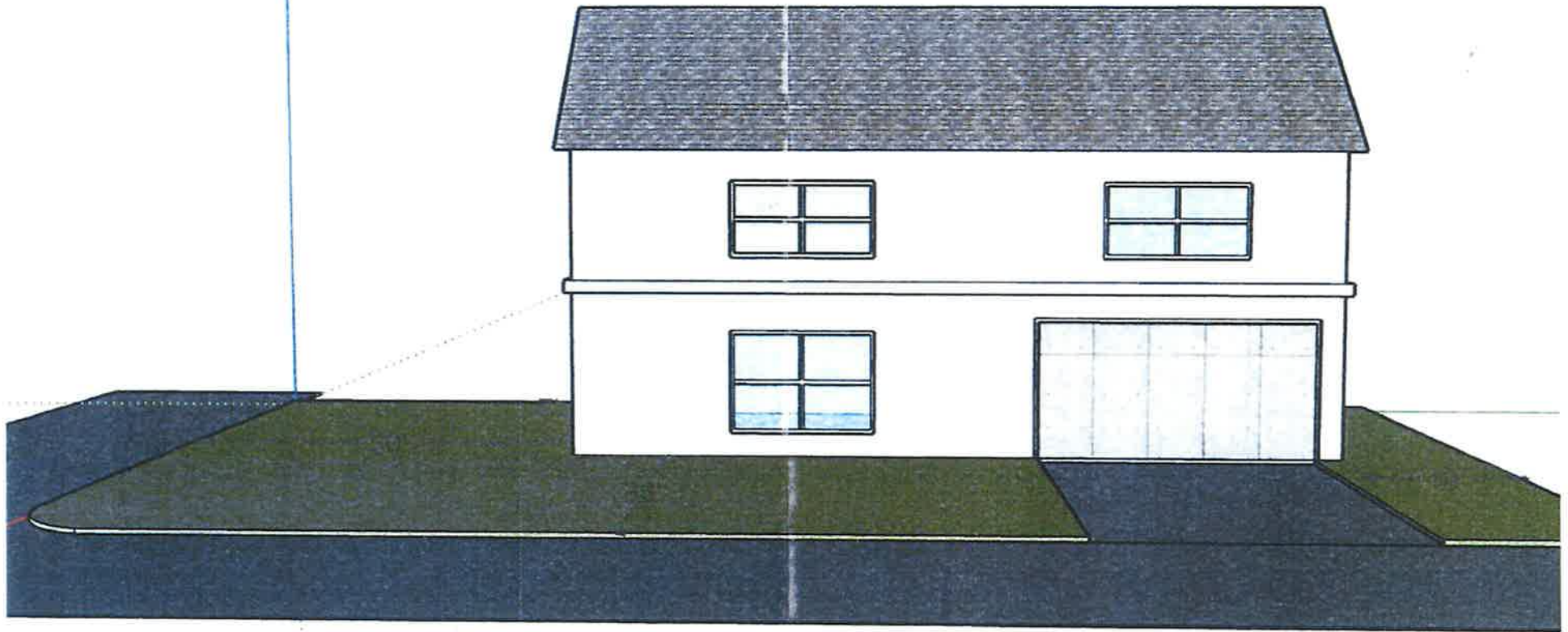
This survey is made in conjunction with the information provided by Harris & Associates. Use of this survey by any other party shall be at user's own risk and any loss resulting from any error shall be the responsibility of the undersigned. This is to certify that I have made a careful and accurate survey on the ground of the subject property and that the above is a correct and accurate representation of the property lines indicated; location and type of buildings are as shown; and there are no visible and apparent encroachments or protrusions on the property.

Date: _____ Accepted by: _____
Purchaser _____
Purchaser _____



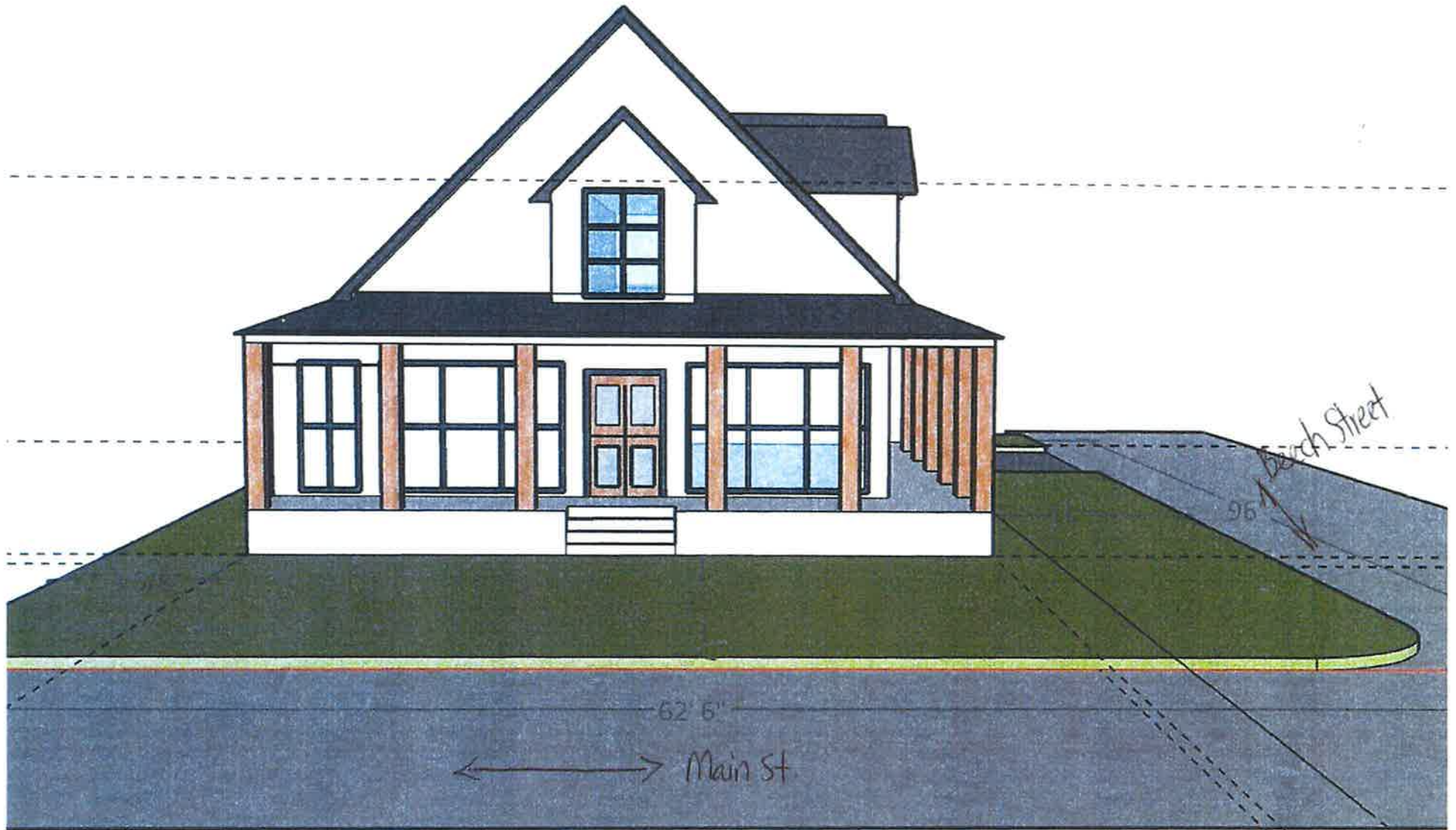
Drawing 1. with current required setback.





↔ Beach St.

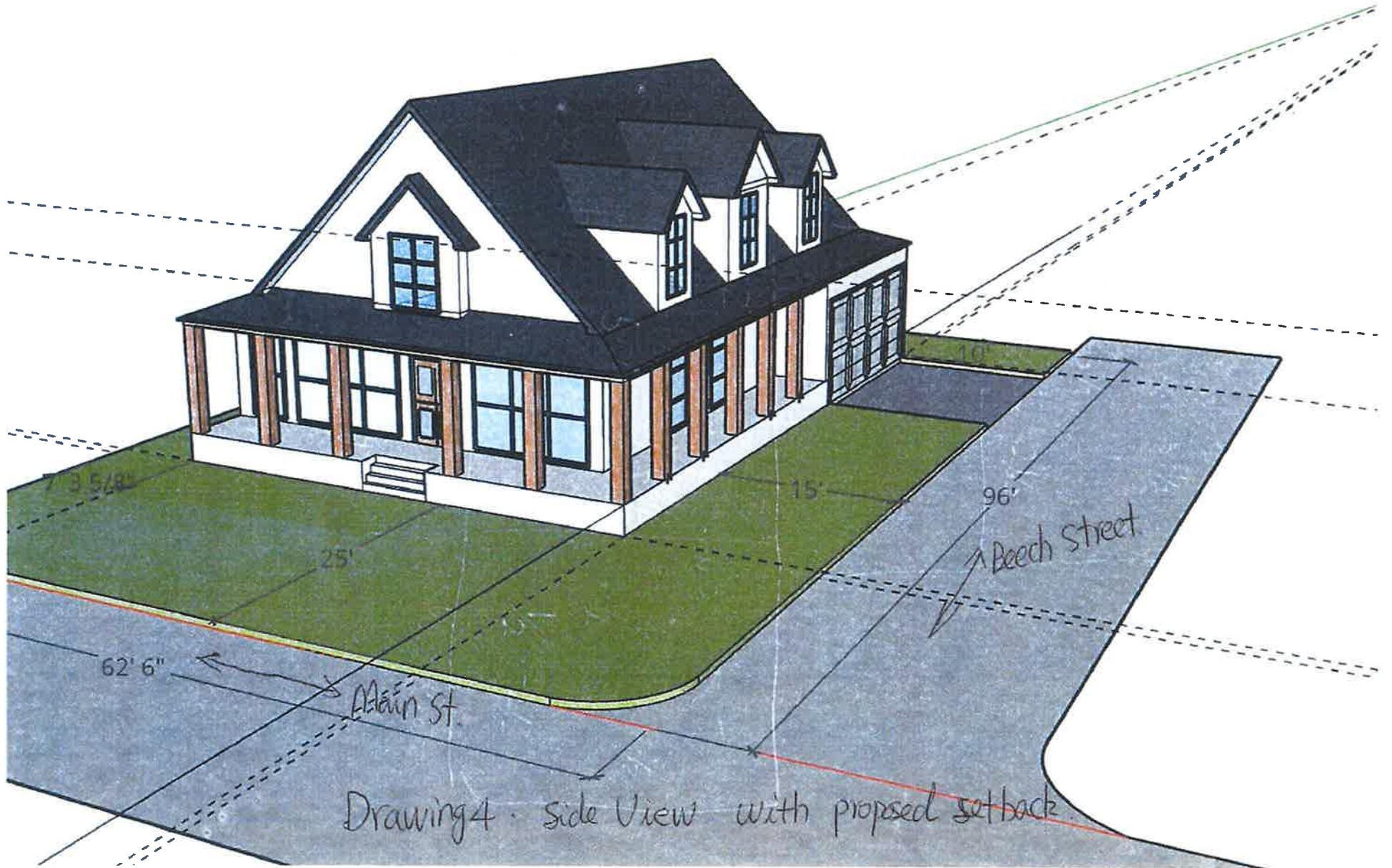
Drawing 1b. Side View from Beach St
with current 30' setback

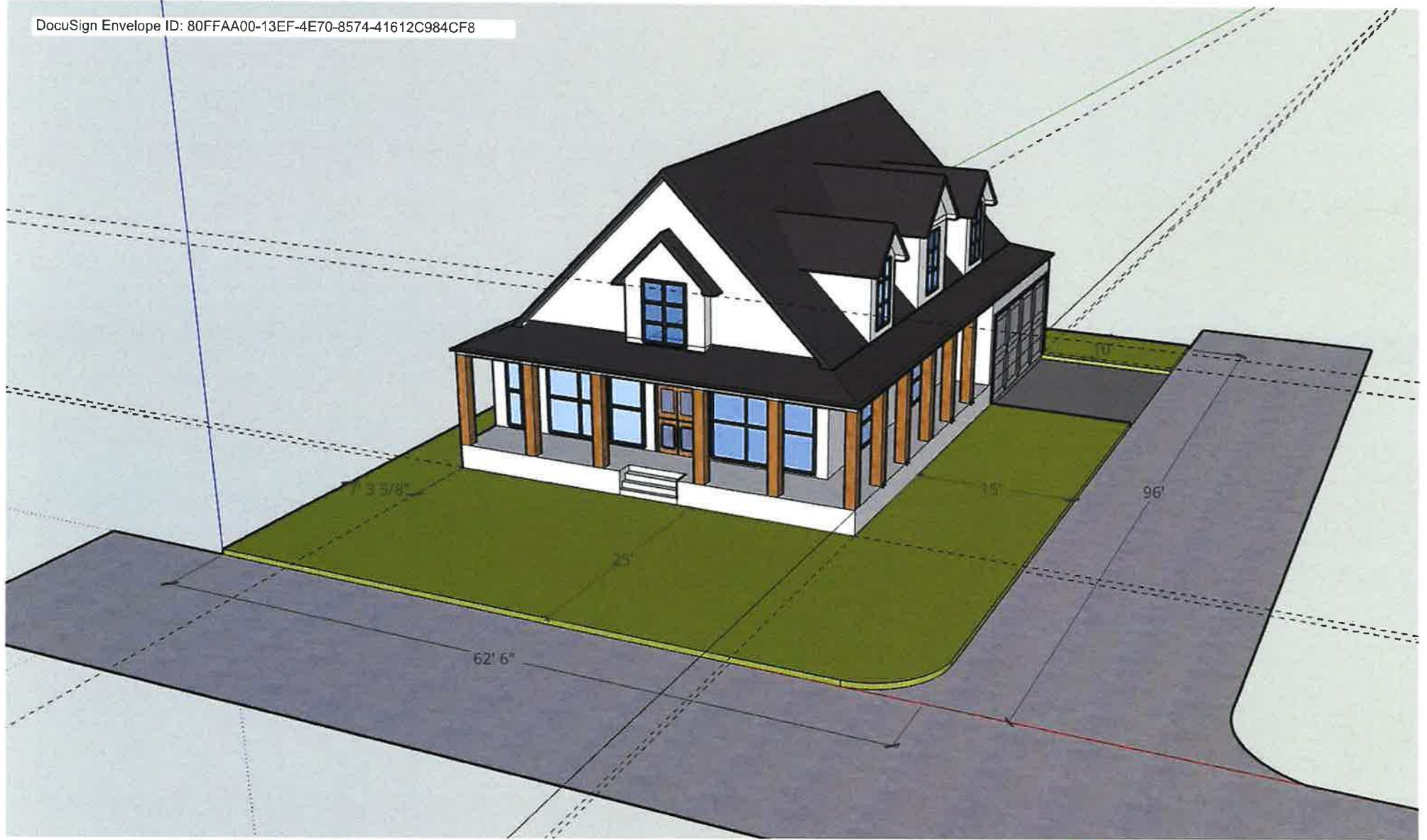


Drawing 2 · proposed setback (front view)



Drawing 3 · proposed setback (side View)





DocuSigned by:
Setti Jamison
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