



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION MINUTES
For
May 11, 2021, 5:30 P.M.**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 5:31 p.m. Council members Dwain Mathers, Jim Hemby, Craig Overstreet and Terry Williams were all present. Mike Henry was not in attendance. City staff members Sandra Green and City Attorney, Alan Lathrom were also present.
- Terry Williams recused himself and left the room due to having a conflict of interest.

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 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.

- Mayor Wiebold opened the public hearing at 5:32 p.m. and asked if anyone wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 5:32 p.m.
- Sandra Green explained what the requested variances were.

- The applicant showed up at the meeting and Mayor Wiebold reopened the public hearing at 5:34 p.m.
- Angela Li stated her family purchased the property at 415 S. Main Street. She said they are going to remove the current house and they are asking for some variances so they can build a new home on the lot. She explained they are asking for the lot depth to be 96 feet instead of the 100 feet required by Farmersville code. She said the second request they have is a reduction in the minimum side yard along Beech Street. She indicated the other properties on the street have a 15 foot side yard as well. She stated the last variance they were asking for was a reduction in the front yard setback from Main Street. She indicated if they were granted the variances it would allow a house to be placed on the lot that would look better and fit more into the neighborhood.
- Mayor Wiebold asked if anyone else wanted to speak for or against the variance request.
- No one came forward so he closed the public hearing at 5:41 p.m.
- Dwain Mathers asked if this is like some of the other lots they have seen that are just too small to build on.
- Sandra Green stated the lot does not conform to the current zoning ordinance so a variance would have to be granted to allow a house to be built on it.
- Dwain Mathers asked what the side yard setback would be from the other side of the lot if the 15 foot variance was granted on Beech Street.
- Sandra Green stated it would have to be a minimum of 6 feet or 10% of the lot width, whichever was greater.
 - Motion to approve the variances made by Jim Hemby
 - 2nd made by Craig Overstreet
 - All council members voted in favor

IV. ADJOURNMENT

Meeting was adjourned at 5:44 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:



Sandra Green, TRMC
City Secretary

