

FARMERSVILLE ZONING BOARD OF ADJUSTMENT MINUTES
March 10, 2015

The Farmersville Zoning Board of Adjustment met on March 10, 2015, at 6:00 p.m. in the Council Chamber of City Hall with the following members present John Klostermann, John Politz, Michael Hesse, and Jim Foy. Staff members present were City Manager Ben White, City Attorney Alan Lathrom and City Secretary Edie Sims.

CALL TO ORDER, ROLL CALL

Vice-Chairman Jim Foy called the meeting to order at 6:00 p.m. Edie Sims called the roll and announced a quorum was not present. Michael Hesse arrived at 6:16pm, then the meeting resumed.

PUBLIC HEARING

Vice-Chairman Jim Foy explained the process of the Zoning Board of Adjustment then opened the public hearing at 6:19pm. Vice-Chairman Jim Foy asked those present who are FOR the variance request regarding minimum front yard requirements to come forward. Barry Canning, with WRA Architects for the Farmersville Independent School District, came forward stating he met with the City Manager in January and discussed the property and plans per Farmersville ISD. Through further conversations, all parties discovered the property had not been platted. Zoning of the property was discussed regarding a required 35' setback line. The west side of the property has grading issues making it difficult to accommodate a rotated change thereby requesting the setback variance.

The 10' setback variance is for a small section of the overall length along the western property line, which runs parallel with Highway 78. This area will accommodate a planned concession stand in conjunction with the improved stadium.

Vice-Chairman Foy asked for those OPPOSING the variance to come forward. With no one coming forward, Vice-Chairman Foy closed the public hearing at 6:23pm.

The Board discussed the variance request with John Politz questioning how the utilities would be affected. City Manager Ben White indicated the utilities would be placed in a utility easement. The planning has been done correctly through all the City's processes. Jim Foy questioned the distance from the 10' proposed building line to the existing highway. City Manager Ben White stated it is a significant distance approximately 40 – 50' away.

John Klostermann motioned to approve the 10' setback variance request with John Politz seconding the motion. Motion carried with all in favor.

ADJOURNMENT

Meeting adjourned at 6:27 p.m. Motion carried unanimously.

ATTEST:

Jim Foy, Vice-Chairman

Edie Sims, City Secretary