



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
March 14, 2017, 5:30 P.M.
Council Chambers, City Hall
205 S. Main Street**

I. PRELIMINARY MATTERS

1. Call to order, roll call

II. RECOGNITION OF CITIZENS/VISITORS

III. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a request for a variance from the requirements of Section 77-169, "Highway Commercial District Setback Regulations," of the Farmersville Code, to allow a gasoline canopy/awning together with its support structure to extend fifteen feet (15') into the twenty-five foot (25') front building line setback and to further allow three (3) gasoline pumps to extend in whole or in part up to four (4') into the twenty-five foot (25') front building line setback.

IV. ADJOURNMENT

DATED THIS THE 10TH DAY OF MARCH, 2017.



Diane C. Piwko, Mayor

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any item covered by such section on any Agenda item listed herein.

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 March 10, 2017 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.


Sandra Green, City Secretary





2017 FEB 21 AM 11:17

CITY OF FARMERSVILLE
APPLICATION FOR VARIANCE

FILING DATE: 2-21-2017

APPLICANT: MOHAMMED CHOWDHURY
ADDRESS: 304 E. AUDIE MURPHY PARKWAY
PHONE: 214 695 2785 CELL: 214 695 2785

TENANT NAME: FARMERSVILLE TEXACO INC.
PHONE: 214 695 2785 CELL: 214 695 2785

PROPERTY INFORMATION:

Street Address: 304 E. AUDIE MURPHY PARKWAY
Lot Number 60B Block Number 6 Addition WILEY

In accordance with the provisions of the Sign Ordinance, appeal is now made to the Sign Board of Appeal to grant the following variance request:

10' AWNING SETBACK
20' PUMP SETBACK

In order to make a finding of hardship and to grant a variance, the Sign Board of Appeal must determine that all of the following conditions are met. State how your request meets these conditions. Please note that the stated hardship shall not be financial nor self-induced.

- a. The requested variance does not violate the intent of the ordinance or its amendments:

NO SPECIFIC SETBACK REQUIREMENT
FOR AWNING OF PUMP GIVEN FOR
ZONE HIGHWAY COMMERCIAL

- b. Special conditions of restricted area, shape, topography or physical features exists that are peculiar to the subject parcel of land and are not applicable to the other parcels of land in the same zoning district:

EXISTING BUILDING LOCATION &
CURRENT RIGHT OF WAY OF U.S. HWY. 380
LOCATION

- c. The hardship is in no way the result of the applicant's own actions:

PERMIT DRAWING & INFO WAS SUBMITTED
ON 5-31-16 TO CITY & APPROVED 6-7-16
SEE ATTACHED CITY MANAGER LETTER.

- d. The interpretation of the provisions in this ordinance or its amendments would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, that comply with the same provisions:

NO SIMILAR CIRCUMSTANCES TO COMPARE

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



Applicant's Signature



February 3, 2017

Synergy Bank, S.S.B.
8951 Synergy Drive, Suite 100
McKinney, TX 75070

RE: Permit for the Improvements to 304 E. Audie Murphy Parkway, Farmersville, TX 75442

The Permit, drawing and information was submitted on May 31, 2016 for review. The Inspector from Bureau Veritas reviewed the documents and approved them on June 7, 2016 to proceed with construction. This is allowing them the 10' Awning setback and the 20' Pump setback according to the very detailed drawings.

Sincerely,

A handwritten signature in black ink, appearing to read "B. White", written over a light blue horizontal line.

Benjamin L. White P.E., CPM
City Manager

BM/pj



RECEIVED City of Farmersville
 DATE 5-31-16
 BY Paula Jackson

Building Permit Application

Project Information				
Permit Number	AS00	Business Name	Farmersville Shell	
Construction Type	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential		
Permit Type	<input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Electrical <input type="checkbox"/> Energy <input type="checkbox"/> Irrigation <input type="checkbox"/> Mechanical <input type="checkbox"/> New Construction <input type="checkbox"/> Plumbing <input type="checkbox"/> Remodel/Addition <input type="checkbox"/> Roofing <input type="checkbox"/> Sign <input type="checkbox"/> Swimming Pool			
Address	300 US Hwy 380 E <u>304 E Audie Murphy PKWY</u>			
Valuation	<u>100,000</u>			
Square Feet	Living/AC:	Garage:	Covered Porch:	Total:
Zoning	<u>HC</u>			
Number of Stories				
Scope	<u>Putting in New Gas Tank and Pumps</u>			
Contact Information				
Owner	Name	Farmersville Texaco dba Farmersville Shell	Phone	214.695.2785
	Address	304 US Hwy 380E Farmersville TX 75442	FAX	
	Email	shuvow@hotmail.com		
Owner's Contact	Name	Mohammed Chowdhury	Phone	214.695.2785
	Address	304 US Hwy 380E Farmersville TX 75442	FAX	
	Email			
Engineer	Name		Phone	
	Address		FAX	
	Email		License #	
Architect	Name		Phone	
	Address		FAX	
	Email		License #	
General Contractor	Name	Trinity Marketing & Distributing Co., Inc.	Phone	972.579.7540
	Address	317 Steeplechase, Irving TX 75062	FAX	972.721.7183
	Email	info@texasfuelsite.com	License #	
Mechanical Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Electrical Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Plumbing Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Irrigator	Name		Phone	
	Address		FAX	
	Email		License #	

Ms Paula

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

All permits require final inspection.

A Certificate of Occupancy Application shall be submitted and approved by Bureau Veritas and the Fire Marshal for all commercial buildings after construction is complete. A Certificate of Occupancy must be issued before any building is occupied for commercial purposes.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work shall be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant:



Print Name:

x Scott Rittenberry

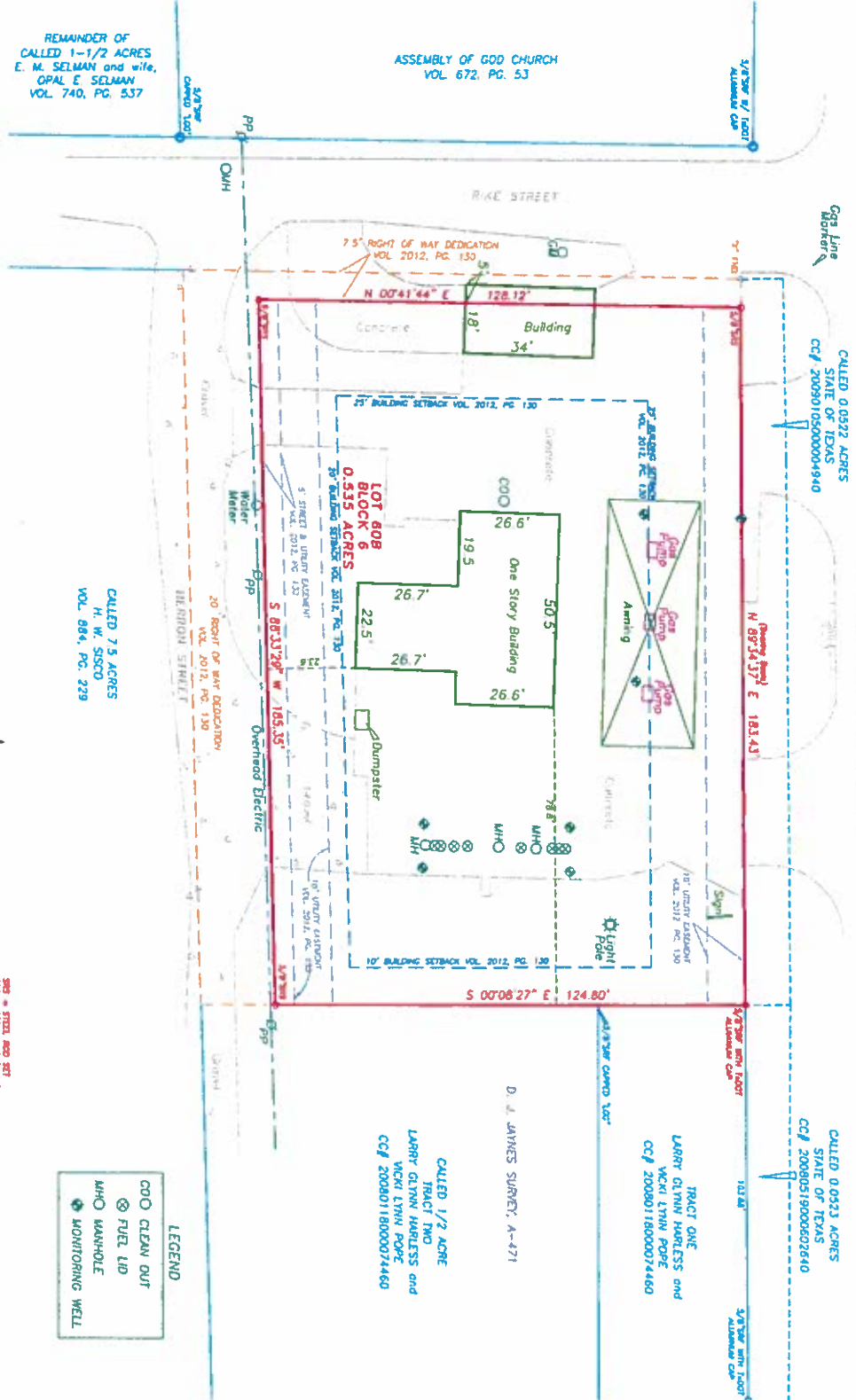
Date:

6-7-16

OFFICE USE ONLY	
Fee Description	Information or Fee
BV Project Number	
BV Approval Signature	Alan Merrill 6/7/16
Retainer	
Plan Review	
Excavation	
Building Permit	150.00
Electrical	120.00
Plumbing	
Irrigation	
Fence	
Accessory Structure	
Swimming Pool	
Spa	
Fire Code Inspection	
Water Tap	
Sewer Tap	
Water Impact	
Sewer Impact	
Other:	
Other:	
Total All Fees	270.00

STATE OF TEXAS
 COUNTY OF COLLIN
 All that certain lot, tract or parcel of land situated in the City of Farmersville, Collin County, Texas, and being the same as described in the plat of subdivision recorded in Volume 2012, Page 130, Plat Records of Collin County, Texas.

DESCRIPTION



- LEGEND
- COO CLEAN OUT
 - ⊗ FUEL LID
 - MHO MANHOLE
 - ⊕ MONITORING WELL

**SW = STEEL AND SET
 SW = STEEL AND FOUND**

Note: Bearings based on plot (Vol. 2012, Pg. 130).
 Note: Verify exact location of underground utilities prior to construction.
 Note: All 5/8 inch steel rods set here red plastic cap stamped "Boundary Solutions"
 Note: Survey performed without benefit of title commitment, no statements furnished or researched by surveyor.

The plot as shown herein was prepared from an on-the-ground survey performed under my supervision during the month of September, 2016; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, encroachments, overlapping of improvements or conflicts found except as shown on the survey plat.

September 12, 2016



Matthew Blasey
 R.P.L.S. No. 5751

BOUNDARY SURVEY

LOT 608, BLOCK 6
 WILEY ADDITION
 CITY OF FARMERSVILLE
 COLLIN COUNTY, TEXAS

Boundary Solutions Inc.
 Professional Land Surveyors

COMMERCIAL AND RESIDENTIAL
 BOUNDARY, TOPOGRAPHIC, &
 ALTA/ACSM LAND TITLE
 SURVEYS

P.O. BOX 250
 CADDO MILLS, TX 75135
 OFFICE: 214-499-8472
 FAX: 972-782-7611
 EMAIL: mblasey_bs@yahoo.com

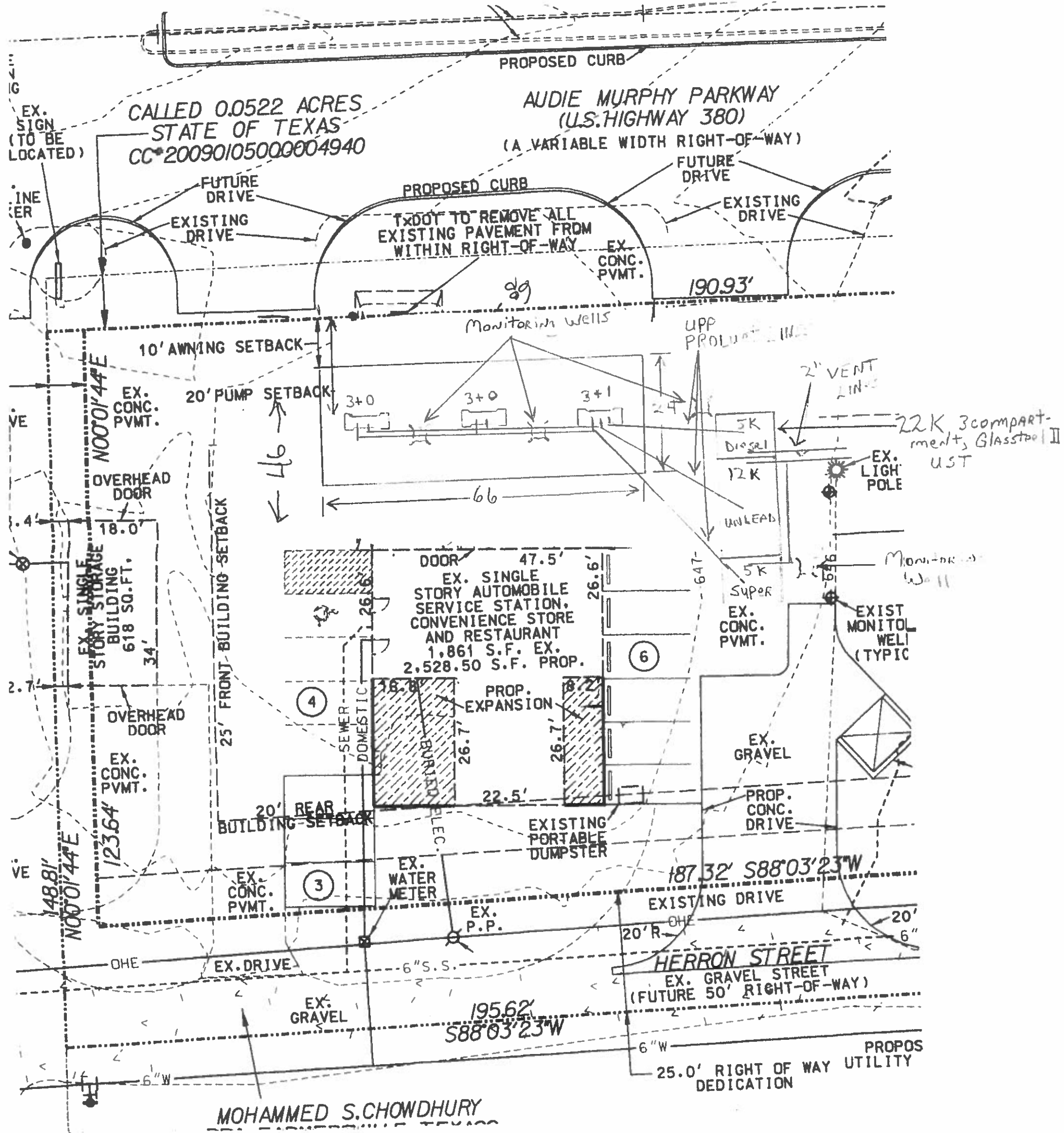
CLIENT:
 Mohammed
 Chowdhury

No Schedule B Provided
 Address:
 304 E. U. S. Hwy 380
 Drawn by: mlb
 R.S. Lobej 1609-010

304 U.S. HWY 380

CALLED 0.0522 ACRES
STATE OF TEXAS
CC*2009010500004940

AUDIE MURPHY PARKWAY
(U.S. HIGHWAY 380)
(A VARIABLE WIDTH RIGHT-OF-WAY)



MOHAMMED S. CHOWDHURY



22K 3 compartment
Glassteel
UST

EXIST
MONITOL
WELL
(TYPIC)

EX. SINGLE
STORY AUTOMOBILE
SERVICE STATION,
CONVENIENCE STORE
AND RESTAURANT
1,861 S.F. EX.
2,528.50 S.F. PROP.

PROP.
EXPANSION

HERRON STREET
EX. GRAVEL STREET
(FUTURE 50' RIGHT-OF-WAY)

PROPOS
25.0' RIGHT OF WAY UTILITY
DEDICATION