



**FARMERSVILLE CITY COUNCIL  
SITTING AS THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT  
August 14, 2018, 5:30 P.M.  
Council Chambers, City Hall  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

Call to order, roll call

**II. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon a request for a variance from the requirements of Section 4.6.3, "Height and Yard Requirements," of the Farmersville Zoning Ordinance to allow two accessory buildings to exceed the maximum height of 10' by three additional feet thereby allowing the peak of the roof on each such accessory building to be a maximum of 13 feet in height provided that all other requirements of the Farmersville Code are met. The property is generally located at 416 Sherry Lane, Farmersville, Texas 75442.
- B. Public hearing to consider, discuss and act upon a request for a variance from the requirements of Section 3.12.4, "SF-2 – Single Family Dwelling - 2," of the Farmersville Zoning Ordinance by requesting the minimum lot area be less than the required 7,200 sq. ft., the minimum lot width to be less than the required 60 feet, the lot depth be less than the required 100 feet, the minimum front yard be 25 feet instead of the required 30 feet, and the minimum rear yard to be 5 feet instead of the required 10 feet to allow a residence to be built on the lot provided that all other requirements of the Farmersville Code are met. The property is generally located at 613 Maple Street, Farmersville, Texas 75442.

**III. 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 August 10, 2018 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



20180831



Farmersville  
DISCOVER A TEXAS TREASURE

### Board of Adjustment Application

Variance

Appeal

Today's Date: 7/24/18

**\*\*Contact Information\*\***

Property Location: 416 Sherry Ln. Farmersville TX 75942  
(street address)

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Property Owner: Susan Lokey 416 Sherry Ln. Farmersville TX 75942  
(Name) (Address) (City, State, & Zip Code)

Property Owner is giving \_\_\_\_\_ authority to represent him/her at meeting.  
(Applicant Name)

Property Owner Printed Name: \_\_\_\_\_ Property Owner Signature: \_\_\_\_\_

Applicant: \_\_\_\_\_  
(Name) (Address) (City, State, & Zip Code)

\_\_\_\_\_  
(Email) (Phone)

**\*\*REQUEST\*\***

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Exterior Construction			
Other	<u>10ft high or less</u>	<u>11'6" 12'1"</u>	<u>1'6" 2'1"</u>

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.

PLEASED

I am requesting to build 2 buildings over the height of 10 ft. The walls will be 8' with a pitch roof (7/12 pitch) This will make building A 11'6" Tall & Building B will be 12'1" tall

Multiple horizontal lines for text entry.

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.

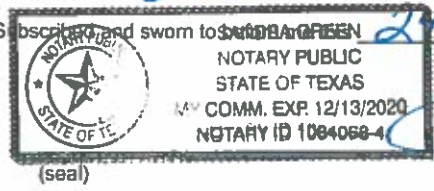
*[Handwritten Signature]*  
 \_\_\_\_\_  
 Property Owner Signature (if different from applicant)

\_\_\_\_\_  
 Applicant's Signature

STATE OF TEXAS

COUNTY OF Collin

Subscribed and sworn to before me on 24<sup>th</sup> day of July, 2018



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public  
 My Commission expires: 12-13-2020

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@farmersvilletx.com](mailto:s.green@farmersvilletx.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:



To: City of FARMERSVILLE  
ATTN: BEN WHITE

The buildings we are wanting to build will have an overall height of 13ft based on a 7:12 pitch and 8ft. walls. Code says it cannot exceed 10ft. in height but that is not possible with a requirement of at least a 6:12 pitch, as required by code. We are requesting our buildings be approved for a 13ft. height.

Thank you for your consideration on this request.

Susan Lokey

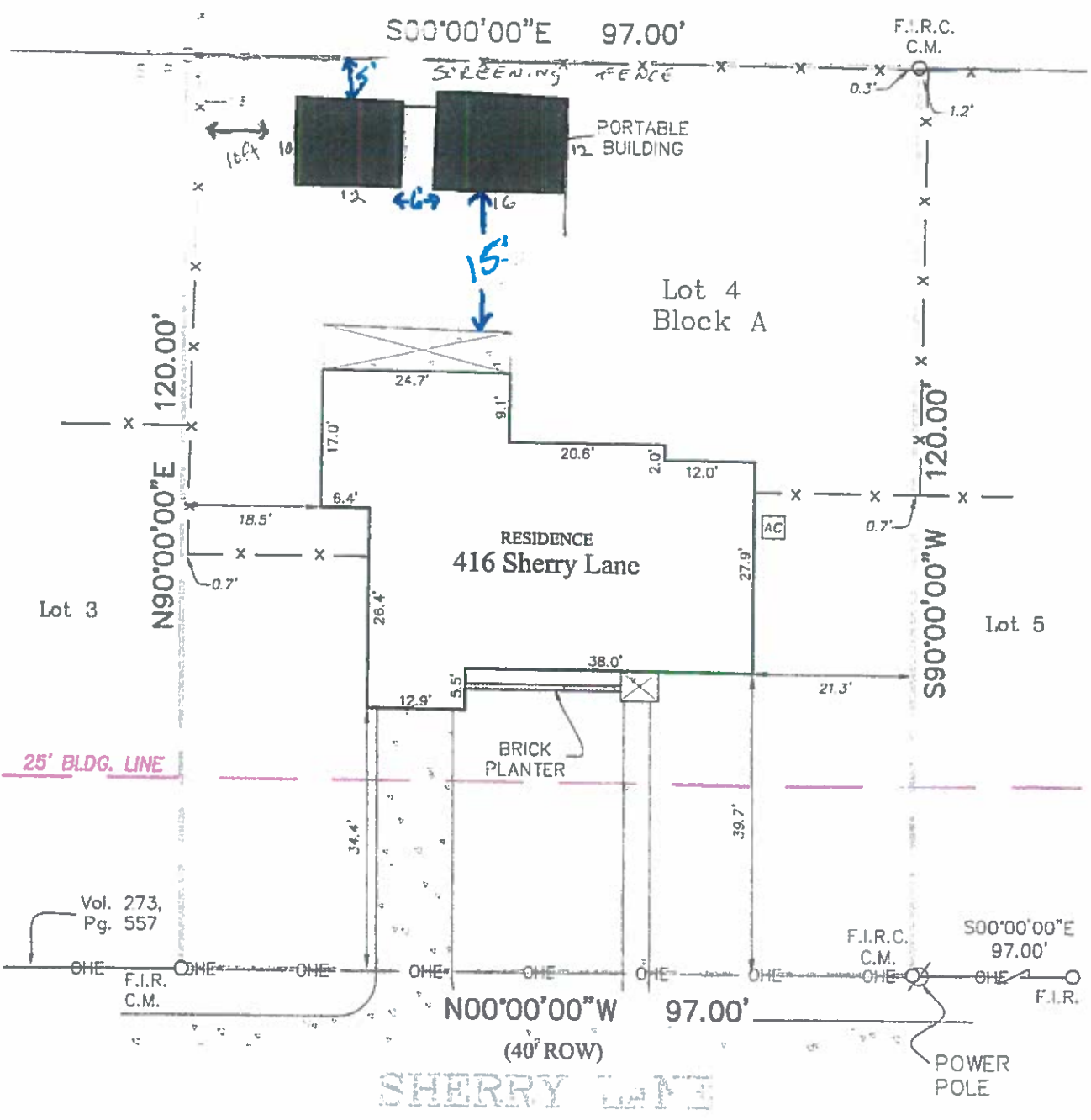
SUSAN LOKEY



**RECEIVED**  
 JUL 03 2018  
 BY: [Signature]

416 Sherry Lane

Jackson Addition



- Note:
1. F.I.R.C. = Iron Rod Found with orange cap, stamped "Stovall".
  2. Easement recorded in Vol. 273, Pg. 557 is a blanket easement that includes this lot.
  3. Instrument recorded in Vol. 750, Pg. 557, DOES NOT AFFECT this lot.

**PROPERTY DESCRIPTION:** Lot 4, Block A, of Jackson Subdivision, an Addition to the City of Farmersville, Collin County, Texas, according to the Plat thereof recorded in Volume 4, Page 59, of the Map and Plat Records of Collin County, Texas.

The undersigned have/has received and reviewed a copy of this survey.	Date:	04/13/12	<b>LEGEND</b> - C.M.= Controlling Monument; F.I.R.= Found Iron Rod; F.I.P.= Found Iron Pipe; F.C.P.= Fence Corner Post; O.H.E.= Overhead Electric; S.I.R.= Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence / g. fence post) — O.H.E. — (overhead power)
	ASC No.	1204113	
	Drawn/Chk	BL	
	Client	LAWYERS TITLE	
	G F No	1912401071	<b>FLOOD NOTE:</b> It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 481627 0340 J, present effective date of map, June 2, 2009, herein property situated within Zone XVE (100-year flood)

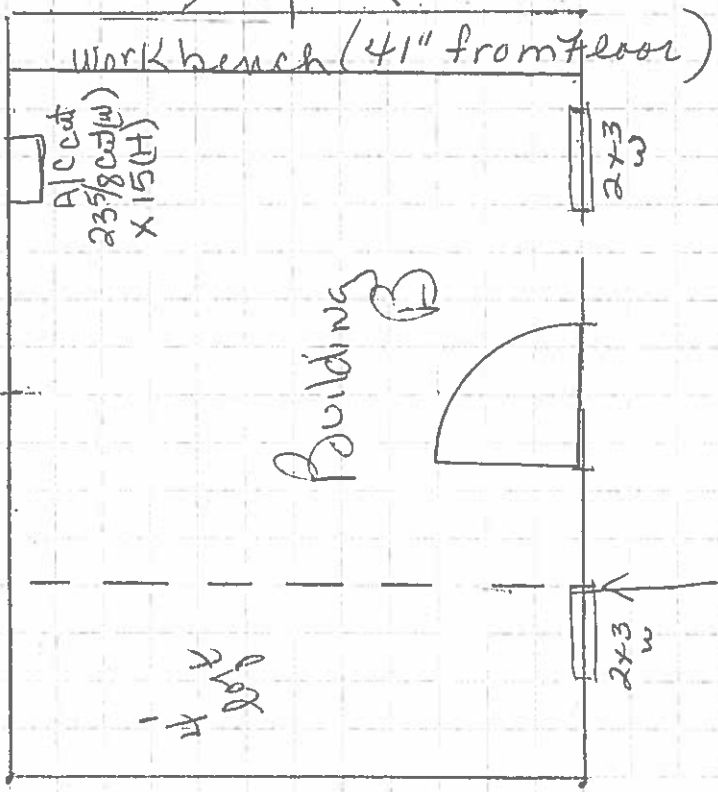
12416 Utility Top Hardie - 50 year -

14119.00

192 sqF m, h x H, 20

12200.007

Start cut 6" above work bench

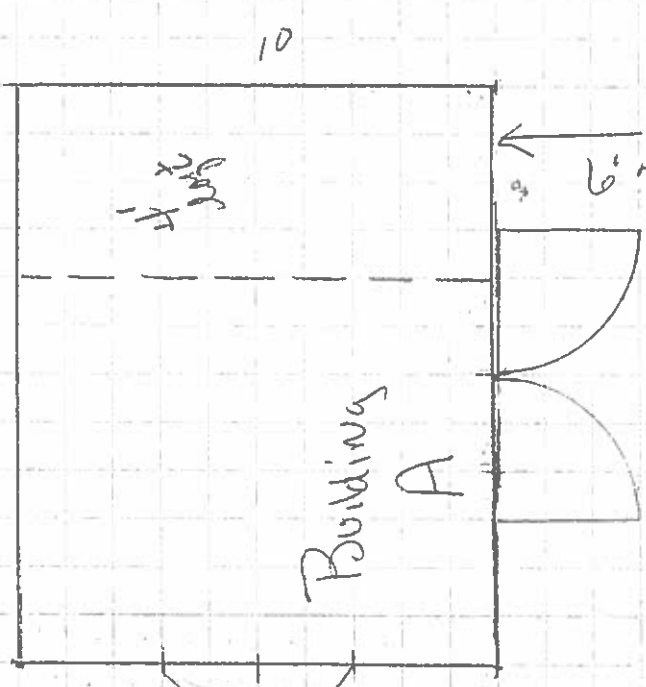


- ✓ workbench - 12' @ 15 = 180
- ✓ 1 solid door = 275
- ✓ 2 2x3 windows @ 16 = 32
- ✓ 1 4' loft = 60
- ✓ 2 cutout @ 50 = 100
- ✓ 1 raise roof 1/2 = 280

Start Loft 6' 7" from floor

F

3



- 120 SF
- 10 x 12 Utility
- 2839.00
- 1 cut = 50.00
- 1 loft @ 60.00
- 180 = Raise Roof 1/2 pitch

Start Loft 6' 7" from floor

4' cut 2'(H) 4'(W) Start cut 4' 7" from Floor

Chadmewir@gmail.com



CITY OF FARMERSVILLE  
~~SPECIFIC USE PERMIT APPLICATION~~ Variance Request

APPLICANT'S NAME: Chad Meuir

APPLICANT'S ADDRESS: 9740 Sunset Dr., Laron TX 75766

APPLICANT'S CONTACT NUMBERS: 972-977-7543

NAME OF OWNER: Minerva Natalie Aguilar Oviedo

ADDRESS OF OWNER: 1008 W Bradley ST McKinney TX 75069

LOCATION OF PROPERTY: 613 Maple St., Farmersville TX 75442

LEGAL DESCRIPTION OF PROPERTY:

LOT NO. 4B TRACT \_\_\_\_\_ BLOCK NO. 1

PLAT \_\_\_\_\_ ADDITION: Graham (CFL)

SURVEY: \_\_\_\_\_ NUMBER OF ACRES: .092

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and a complete legal field note description.

PROPOSED USE: Residential - Single family dwelling

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN drawn to scale with the information listed on the back of this sheet.

THE EIGHT CONDITIONS listed on the back of this sheet **MUST** be met before City Council can grant a Specific Use Permit.

ATTACH THE APPROPRIATE FEE:


\$1,000 Retainer Fee to be used for all expenditures in conjunction with the Specific Use Permit. Any amount remaining will be refunded to the owner as designated above.

RECEIVED  
JUL 10 2018  
BY: [Signature]



I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

SIGNATURE OF APPLICANT:  Date: 07/06/18

SIGNATURE OF OWNER:  Date: 7/9/18  
(If not applicant)

INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.
- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.
- The location of existing drainage ways and significant natural features.
- Proposed landscaping and screening buffers.
- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
- The location, height and type of each wall, fence, and all other types of screening.
- The location, height and size of all proposed signs.

THE ZONING ORDINANCE REQUIRES THAT THESE EIGHT CONDITIONS MUST BE MET BEFORE A SPECIFIC USE PERMIT CAN BE ISSUED:

- That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity; and
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.

INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.

North boundary is Baker St.

East boundary is Blk. 1 Lot 3 (between 607 Maple St. and 613 Maple St.

South boundary is 114 Baker St.

West boundary is Baker St.

- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.

Single story, single family dwelling approximately 1250 square foot air conditioned

Site built, wood framed with combination of brick and masonry siding

9 ft. walls

Approximately 6/12 pitch roof with composition shingles

Main entry on Maple side, additional entry on Baker side

- The location of existing drainage ways and significant natural features.

Drainage is designed to flow North and West to the street

All dead/dying trees will be removed

- Proposed landscaping and screening buffers.

Wood fence already in place on east and south borders of property

Standard residential flower beds will be installed

- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.

1- 8 to 10 ft. cut on the Maple St. side for driveway access

Standard outdoor security lighting

- The location, height and type of each wall, fence, and all other types of screening.

Existing 6ft. cedar fence

- The location, height and size of all proposed signs.

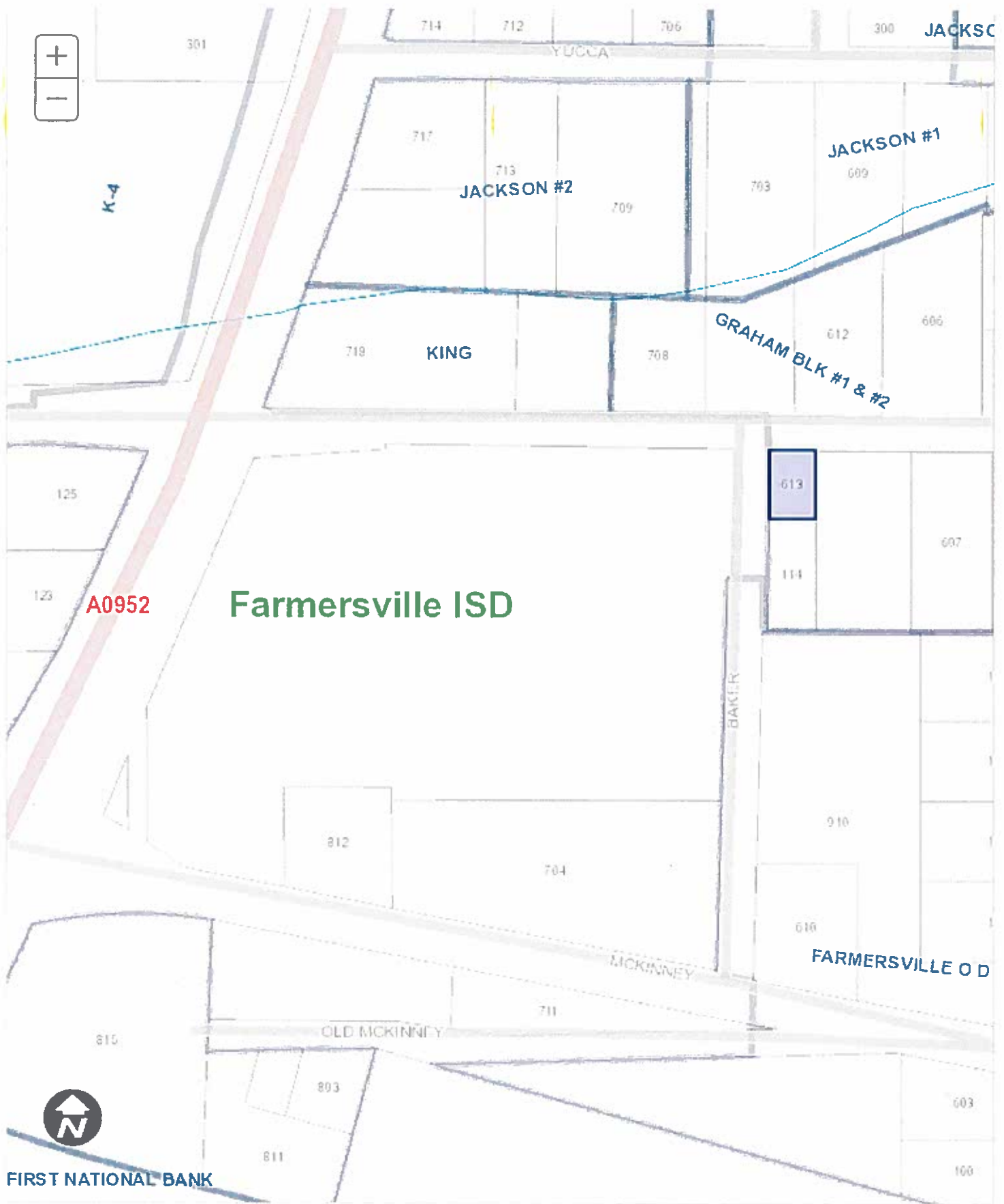
No signs

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- That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity; and

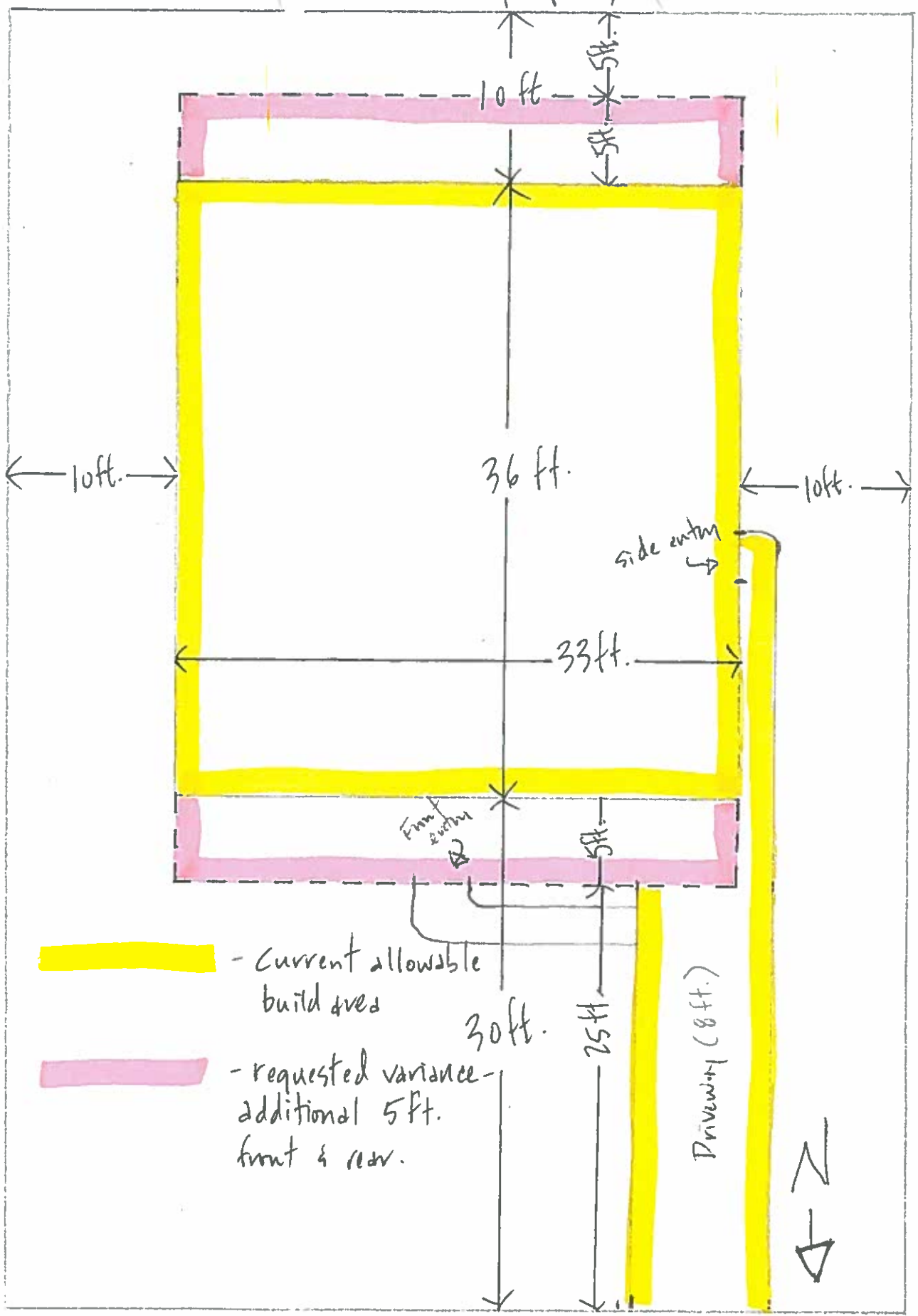
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.

All 8 conditions will be met.



If you'd prefer to use a standalone version of this map, please [click here](#).

South property line




East property line

Baker St.

613 Maple St.

 - Current allowable build area

 - requested variance - additional 5 ft. front & rear.

side entry

front entry

Driveway (8 ft.)

