



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION MINUTES
For
April 23, 2019, 5:30 P.M.**

I. PRELIMINARY MATTERS

- Mayor Rice called the meeting to order at 5:30 p.m. Council members Craig Overstreet, Donny Mason, Michael Hesse and Todd Rolan were all present. Council member Mike Hurst was not in attendance. City staff members Ben White, Sandra Green, Paula Jackson and City Attorney, Alan Lathrom were also present.

II. PUBLIC HEARING

A. Public Hearing to consider a request for a variance from the requirements of:

- (1) Paragraph (d), "Carports," of Section 77-66, "Accessory Building Regulations," of the Farmersville Code to increase the longest dimension on two sides of a carport from 24 feet to 40 feet 8 inches and the other two sides from 24 feet to 35 feet: and
- (2) Subparagraph (8) of Paragraph (c), "Height and Yard Requirements," of Section 77-66, "Accessory Building Regulations," of the Farmersville Code to eliminate the requirement to construct a six-foot solid fence or wall along the length of the side lot line to screen the building from view save an except at the point of entry into the carport; and
- (3) Subparagraph (6), "Roof Pitch," and Subparagraph (12) of Paragraph (e), "Roofing Requirements," of Section 77-67, "Exterior Construction Standards for Structures," of the Farmersville Code to reduce the required roof pitch for a detached garage, sheds, portico or accessory structure on the same lot as a single-family or two-family dwelling from a minimum

pitch of 6:12 to a minimum pitch of 0.25:12; and

- (4) Subparagraph (6) and Subparagraph b of Subparagraph (7), "Residential Parking Standards," of Paragraph (d), "Special Off-Street Parking Regulations," Section 77-70, "Off-Street Parking, Stacking and Loading," of the Farmersville Code to eliminate the requirement that a concrete pad and/or an all-weather parking surface (concrete, asphalt, paving stones or other hard surfaced durable all-weather material approved by the building official) be provided under the carport;

to allow one carport to be built on an existing tract of land that is being used for a single-family dwelling, which tract of land is platted and zoned for C-Commercial District uses, provided that all other requirements of the Farmersville Code are met. The property is generally located at 501 McKinney Street, Farmersville, Texas 75442.

- Mayor Rice opened the public hearing at 5:33 p.m. and asked if anyone wanted to speak for or against the item.
- Josh Tabor with Circle L Solar stated they are requesting the variances for the items because they want to use the structure to place solar panels for the residence. He stated the carport could not be seen from the roadway and it would sit behind the home.
- Mayor Rice asked if anyone else wanted to speak for or against the item. No one came forward so he closed the public hearing at 5:36 p.m.
- Craig Overstreet asked why the carport had to be so big.
- Josh Tabor stated they typically like to make it bigger in case of fire and because of their consumption needs it would require it to be that big.
- Craig Overstreet stated it was zoned commercial and asked Alan Lathrom how they could even construct the carport.
- Alan Lathrom stated that residences used to be allowed in commercial zoned areas, but they are not allowed anymore. He explained that the residence is still being utilized as a home so the use could remain at this time.
- Craig Overstreet stated he does not think it meets the code or qualifies for a hardship. He also commented that he believed it should be set in concrete.
- Josh Tabor stated the overall lot coverage does not exceed what the required code states.
- Todd Rolen asked about the alley that ran parallel to the lot.
- Paula Jackson stated it did not go all the way through.
- Josh Tabor stated that people would only see the other structures in the yard if a fence was not built. He stated he felt the carport sat far enough off the road to hide it from the street.
- Michael Hesse asked why he is not using ground mounts.
- Josh Tabor stated he was trying to make it look nice for the residents.
- Michael Hesse stated it did not matter where it would be located on the lot because it would need to follow the code.
- Mayor Rice and Craig Overstreet were also concerned about setting a

precedent for others to follow.

- Motion to deny the variances made by Craig Overstreet
- 2nd to approve was Todd Rolen
- All council members voted in favor

III. ADJOURNMENT

Meeting was adjourned at 5:47 p.m.

APPROVE:



Jack Randall Rice, Mayor

ATTEST:



Sandra Green, City Secretary

