



**Farmersville**  
DISCOVER A TEXAS TREASURE

**FARMERSVILLE CITY COUNCIL  
SITTING AS THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT  
REGULAR SESSION MINUTES  
For  
May 28, 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, Jim Hemby, Mike Hurst, and Dwain Mathers were all present. City staff members Ben White, Sandra Green and City Attorney, Alan Lathrom were also present.

**II. PUBLIC HEARING**

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

- (1) 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
- (2) 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
- (3) 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 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 5:32 p.m.
- Josh Tabor with Circle L Solar stated the pitch is needed for the solar panel angle. Also, they are requesting a variance for the fence because they feel no one can see the carport from the street. He explained they are asking for a variance from the concrete pad because of the expense associated with it.
- Kevin Jernigan who resides at 501 McKinney Street stated the solar panels would be on the carport and another existing structure. The carport would sit over a crushed brick area which already exists.
- Mayor Rice asked if there was anyone else that 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 if they only changed the size of the carport from the last time they were before the board.
- Josh Tabor stated they made the carport the maximum size allowed by the Zoning Ordinance.
- Dwain Mathers asked if the city allowed the variance would it set a precedence for future items that may come before the board.
- Ben White stated the Council could act upon each item separately, but it could set a precedence.
- Dwain Mathers stated he had issues with them not constructing a fence or pouring the concrete pad.
- Craig Overstreet stated the expense of the concrete and a fence are not a reason to grant a variance.
- Josh Tabor stated the fence would be several hundred feet long and cost too much money. He indicated the concrete would wash out and the city would have to lay the approach from the carport to the street.
- Ben White stated the developer was responsible for the approach, not the city.
- Minerva Jernigan who lives at 501 McKinney Street asked if she moved the carport back to the required 10' to prevent installing a fence would they grant a variance for the concrete, because the house was built in 1911. She does not want concrete to take away from the look of the property.
- Craig Overstreet stated he believed the concrete would be a necessity.
- Josh Tabor stated if the roof was gabled they would not be able to fit all the solar panels they are needing. He stated that even a 2 pitch roof would be good. He stated the 6:12 pitch would hinder efficiency.
- Dwain Mathers stated the city does not want to start a trend, but to make it work he was okay with the pitch because of the use of solar panels.

- Motion to deny variance #1 & #3 made by Craig Overstreet
- 2<sup>nd</sup> to approve was Jim Hemby
- All council members voted in favor
  
- Motion to approve the 2<sup>nd</sup> requested variance regarding roof pitch made by Craig Overstreet
- 2<sup>nd</sup> to approve was Donny Mason
- All council members voted in favor

**III. ADJOURNMENT**

Meeting was adjourned at 5:56 p.m.

APPROVE:

  
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Jack Randall Rice, Mayor

ATTEST:

  
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Sandra Green, City Secretary

