



**FARMERSVILLE CITY COUNCIL  
SITTING AS THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT  
REGULAR SESSION MINUTES  
For  
July 9, 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 and Mike Hurst were all present. Council member Dwain Mathers was absent. City staff member Sandra Green was also present.

**II. PUBLIC HEARING**

- A. Public Hearing consider a request for a variance from the requirements of Section 3.12.4, "SF-2 – Single Family Dwelling - 2," of the Farmersville Zoning Ordinance that will reduce: (a) the minimum lot area from 7,200 square feet to approximately 4,028 square feet; (b) the minimum lot width from 60 feet to approximately 53 feet; (c) the minimum lot depth from 100 feet to approximately 76 feet; (d) the minimum front yard from 30 feet to 25 feet; and (e) the minimum rear yard from 10 feet to 6 feet to allow a residence to be built on an existing platted lot provided that all other requirements of the Farmersville Code are met. The property is generally located at 613 Maple Street, Farmersville, Texas 75442.
- Mayor Rice opened the public hearing at 5:32 p.m.
  - Chad Meuir who owns the lot at 613 Maple Street addressed the board and stated the property has been vacant for over 5 years. He stated he seeks approval to build an approximate 1,200 square feet, 3 bedroom, and 2 bathroom house on the property. The brick house would also have a one car garage. He stated it would be an asset to the city and they would receive taxes from the increased value of the property, if a house was allowed to be built. He stated the house they are wanting to build is similar to the ones currently on the street.
  - 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 5:35 p.m.
- Mike Hurst asked if Mr. Meuir bought the property at a tax sale and he asked about the cost of the home he wanted to build.
- Chad Meuir stated it was not purchased at a tax sale, but he did have to pay back taxes on the property when he bought it. He stated the approximate cost to build the house would be \$120,000.00 to \$140,000.00.
- Craig Overstreet stated the request was to build a house on a lot that was about 50% of the land that is required. He stated he was concerned about the property values and how it would affect the houses already built around the area. He asked if there used to be a house on the property.
- Chad Meuir explained that he felt it would be worth more than most of the houses around it. He also indicated that a house was previously on the property years ago.
- Donny Mason asked if the house was the same size as the one Mr. Meuir requested a few months back in a variance for the same property.
- Chad Meuir stated the house was about the same size, but this time he included a garage because that was a comment from the previous variance meeting.
- Mike Hurst asked what would happen to similar areas or properties in town if they approved this variance.
- Sandra Green stated the Zoning Ordinance allows for variances so properties with these type of hardships can be developed. She also explained the property owners within 200 feet of the subject property were sent notices of the public hearing and it was in the newspaper.
- Chad Meuir compared his property to some of the D.R. Horton homes being built in Camden Park that are on 5,000 square foot lots.
- Donny Mason stated he had concerns about the owners parking on the street because the lot is so small.
- Chad Meuir stated that is why he added a garage. He explained that more than half the houses currently built on that street do not have a garage.
- Jim Hemby asked about the setbacks from the road for the other houses down the street and whether it would line up with those houses.
- Sandra Green stated she did not know.
- Mayor Rice stated at least the city would receive tax revenue if a house was built.
  - Craig Overstreet stated he would make a motion against it because of the size of the house and lot. He indicated he was afraid it would set a precedent, but he hated to lose property tax revenue.
  - Donny Mason 2<sup>nd</sup> the motion.
- Jim Hemby stated he would agree with Craig Overstreet and the city should stay as close to the rules as possible.
- Chad Meuir stated he was trying to go about the request the right way, but there would be no other use for the property if he could not build a house. He explained that he did not understand the board's reasoning for not wanting to approve the variance.

- All board members voted in favor

**III. ADJOURNMENT**

Meeting was adjourned at 5:46 p.m.

APPROVE:



Jack Randall Rice, Mayor

ATTEST:

  
Sandra Green, City Secretary