



**FARMERSVILLE CITY COUNCIL  
SITTING AS THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT  
REGULAR SESSION MINUTES  
For  
August 13, 2019, 5:30 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Rice called the meeting to order at 5:30 p.m. Council members Craig Overstreet, Dwain Mathers, Jim Hemby and Mike Hurst were all present. Council member Donny Mason was absent. City staff members Sandra Green and City Attorney, Alan Lathrom 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 5:30 p.m.
    - Motioned to reconsider made by Craig Overstreet
    - 2<sup>nd</sup> to approve was Mike Hurst
    - All members voted in favor
  - Alan Lathrom stated the item was brought back to the Zoning Board of Adjustments because the property owner cannot buy any more property to enlarge his lot. He explained the property has been zoned SF-2 for years and the ordinance is set up to help situations like this.

- Mayor Rice asked if approving a variance would set a president.
- Alan Lathrom explained that each variance case is looked at individually.
- Mayor Rice stated he encouraged the Board of Adjustments to reconsider this request and approve it.
- Dwain Mathers stated he agreed with the Mayor.
- Mike Hurst stated the city will have more infill problems with lots that are smaller than what the ordinance requires in the future. He stated the home they are building would be an asset to the community.
- Chad Meuir, owner of the property, stated the house was going to be a site built home. He stated it would not be an eye sore for the community. He indicated the valuation of the property on the tax roll would be approximately \$150,000.00 after he completed the house.
- Mike Hurst asked if he would build it himself.
- Chad Meuir stated he would sub the work out.
- Mayor Rice asked if anyone else wanted to speak for or against the variance.
- No one came forward so he closed the public hearing at 5:42.
  - Motion to approve the variances made by Mike Hurst
  - 2<sup>nd</sup> to approve was Craig Overstreet
  - All council members voted in favor

**III. ADJOURNMENT**

Meeting was adjourned at 5:43 p.m.

APPROVE:

  
 \_\_\_\_\_  
 Jack Randall Rice, Mayor

ATTEST:

  
 \_\_\_\_\_  
 Sandra Green, City Secretary

