



**FARMERSVILLE CITY COUNCIL  
SITTING AS THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT  
February 8, 2022, 5:30 P.M.  
Council Chambers, City Hall  
205 S. Main Street**

**WATCH THE LIVE BROADCAST**

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website;
2. Clicking on "GOVERNMENT";
3. Clicking on "AGENDAS AND MINUTES";
4. Clicking on the "[click here](#)" link that is located to the right of "LIVE STREAMING."

**I. PRELIMINARY MATTERS**

Call to order and roll call.

**II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS**

If you wish to address the City Council, please fill out a "Speaker Sign-Up Card" and present it to the City Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Anyone wishing to address the City Council regarding any non-public hearing item on the agenda for this meeting is asked to speak at this time with a time limit of three (3) minute(s) per person per item.

### **III. PUBLIC HEARING**

A. Public hearing to consider, discuss and act upon a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on a platted lot identified as Lot 3, Block 5 of the Rike Addition containing approximately 21,824 square feet or 0.5010 acres of land, more or less, located on the northwest corner of the intersection of Rike Street and Santa Fe Street currently addressed as 214 S. Rike Street, Farmersville, Texas 75442 (the "Property") zoned for "SF-2 – Single Family Dwelling - 2" district uses that will allow the Property to be subdivided into two separate lots to be identified as Lot 3A (fronting on Rike Street) and Lot 3B (fronting on Santa Fe Street), Block 5 of the Rike Addition because the existing structures located on proposed Lot 3A encroach into certain of the required setbacks, as follows:

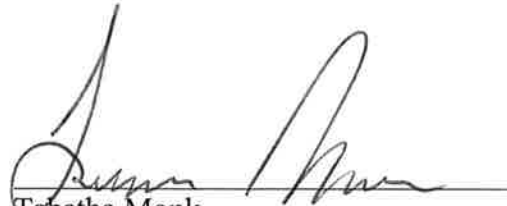
1. A variance from the minimum front yard setback requirements of Farmersville Code §§ 77-52(d)(3), 77-62(a), and 77-62(b)(1) allowing a reduction in the required minimum front yard setback from thirty feet (30') to twenty feet (20') along the eastern side of proposed Lot 3A; and
2. A variance from the minimum side yard setback requirements of Farmersville Code §§ 77-52(d)(3), 77-63(b)(4) and 77-63(a), and 77-66(b)(4) allowing a reduction in the required minimum side yard setback for a corner lot, which side yard is treated as a front yard setback, from thirty feet (30') to twenty feet (20') along the southern side of proposed Lot 3A; and
3. A variance from the minimum side yard setback requirements of Farmersville Code §§ 77-52(d)(3), 77-63(b)(4) and 77-63(a), and 77-66(b)(4) allowing a reduction in the required minimum side yard setback for an interior lot line from ten percent (10%) of the 109.00' front width of the Property or ten and nine/tenths feet (10.9') to five feet (5'-0") along the northern side of proposed Lot 3A.

### **IV. ADJOURNMENT**

*The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) listed on the agenda, as authorized by Texas Government Code Section 551.071(a) ("Consultation with Attorney, Closed Meeting").*

*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 February 4, 2022 by 5:30 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

  
Tabatha Monk  
City Secretary



## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Farmersville City Council sitting as the Farmersville Board of Adjustment at 5:30 p.m. on Tuesday, February 08, 2022 in the City Hall Council Chambers, 205 S. Main St., Farmersville, Texas 75442, to consider a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on a platted lot identified as Lot 3, Block 5 of the Rike Addition containing approximately 21,824 square feet or 0.5010 acres of land, more or less, located on the northwest corner of the intersection of Rike Street and Santa Fe Street currently addressed as 214 S. Rike Street, Farmersville, Texas 75442 (the "Property") zoned for "SF-2 – Single Family Dwelling - 2" district uses that will allow the Property to be subdivided into two separate lots to be identified as Lot 3A (fronting on Rike Street) and Lot 3B (fronting on Santa Fe Street), Block 5 of the Rike Addition because the existing structures located on proposed Lot 3A encroach into certain of the required setbacks, as follows:

1. A variance from the minimum front yard setback requirements of Farmersville Code §§ 77-52(d)(3), 77-62(a), and 77-62(b)(1) allowing a reduction in the required minimum front yard setback from thirty feet (30') to twenty feet (20') along the eastern side of proposed Lot 3A; and
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3. A variance from the minimum side yard setback requirements of Farmersville Code §§ 77-52(d)(3), 77-63(b)(4) and 77-63(a), and 77-66(b)(4) allowing a reduction in the required minimum side yard setback for an interior lot line from ten percent (10%) of the 109.00' front width of the Property or ten and nine/tenths feet (10.9') to five feet (5'-0") along the northern side of proposed Lot 3A.

All interested parties may appear in person or by attorney to submit cause for or against the requested variance.

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Farmersville ISD  
Attn: Admin Office  
501 A Hwy 78 N  
Farmersville, TX 75442

Farmersville City Of  
205 S Main St  
Farmersville, TX 75442-2209  
Attention: Ben White

Doris M Etal Gill  
302 Bois D Arc Ave  
Farmersville, TX. 75442

Brent & Kristen Hoar  
307 Orange Ave  
Farmersville, TX 75442

Roxanna S. Fuller  
206 E. Santa Fe Street  
Farmersville, TX 75442

Properties S & D LLC  
2447 County Road 613  
Farmersville, TX 75442

Wendy Lee Stroup  
209 E. Santa Fe Street  
Farmersville, TX 75442

Charles Allen  
216 E. Santa Fe Street  
Farmersville, TX 75442

Dickie Lynn Cooper  
210 E. Santa Fe Street  
Farmersville, TX 75442

Humberto Jose Rangel  
302 E. Santa Fe Street  
Farmersville, TX 75442

Speir Investments LP  
507 County Road 560  
Farmersville, TX. 75442

Hans J. Hansen  
206 S. Rike St.  
Farmersville, TX 75442

Carol E Merritt  
306 E. Santa Fe Street  
Farmersville, TX 75442

Cascade Rock 1 LLC  
545 Wendy Ln  
Lucas, TX 75002

Felecia Lee Fairbanks  
303 Ellis Street  
Allen, TX 75002

*DM*  
*Maikel*  
*1/24/2022*

Benjamin & Rebecca Frech  
210 S Rike St  
Farmersville, TX 75442

Michael Don & Michelle Lea Mayo  
201 N. Rike St.  
Farmersville, TX 75442

Sally Ann Hogue  
206 Hill St.  
Farmersville, TX 75442

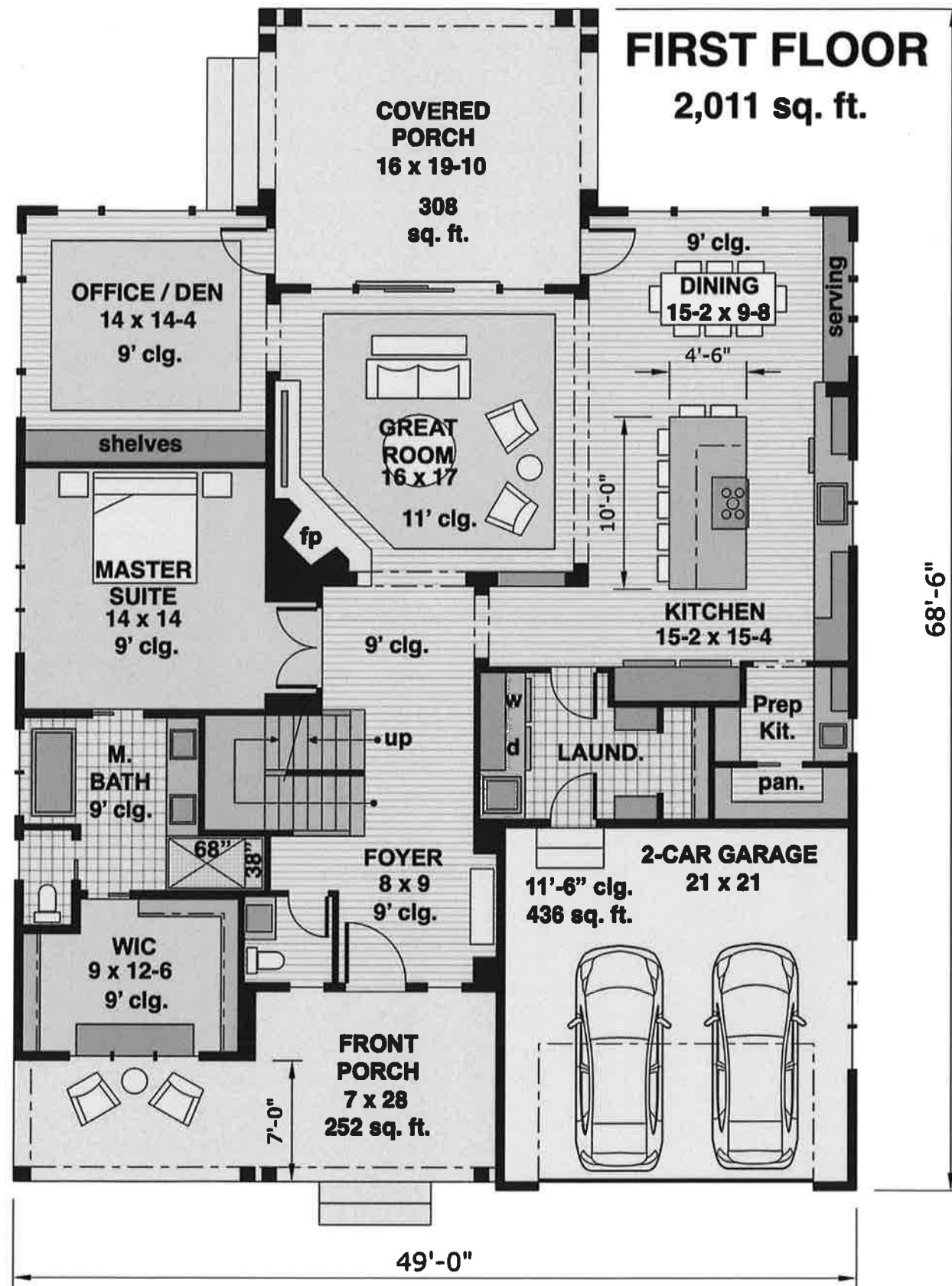
Boy Scouts of America, Troop 310  
408 Jackson St.  
Farmersville, TX. 75442

Mark Shambeck  
1838 County Road 657  
Farmersville, TX 75442

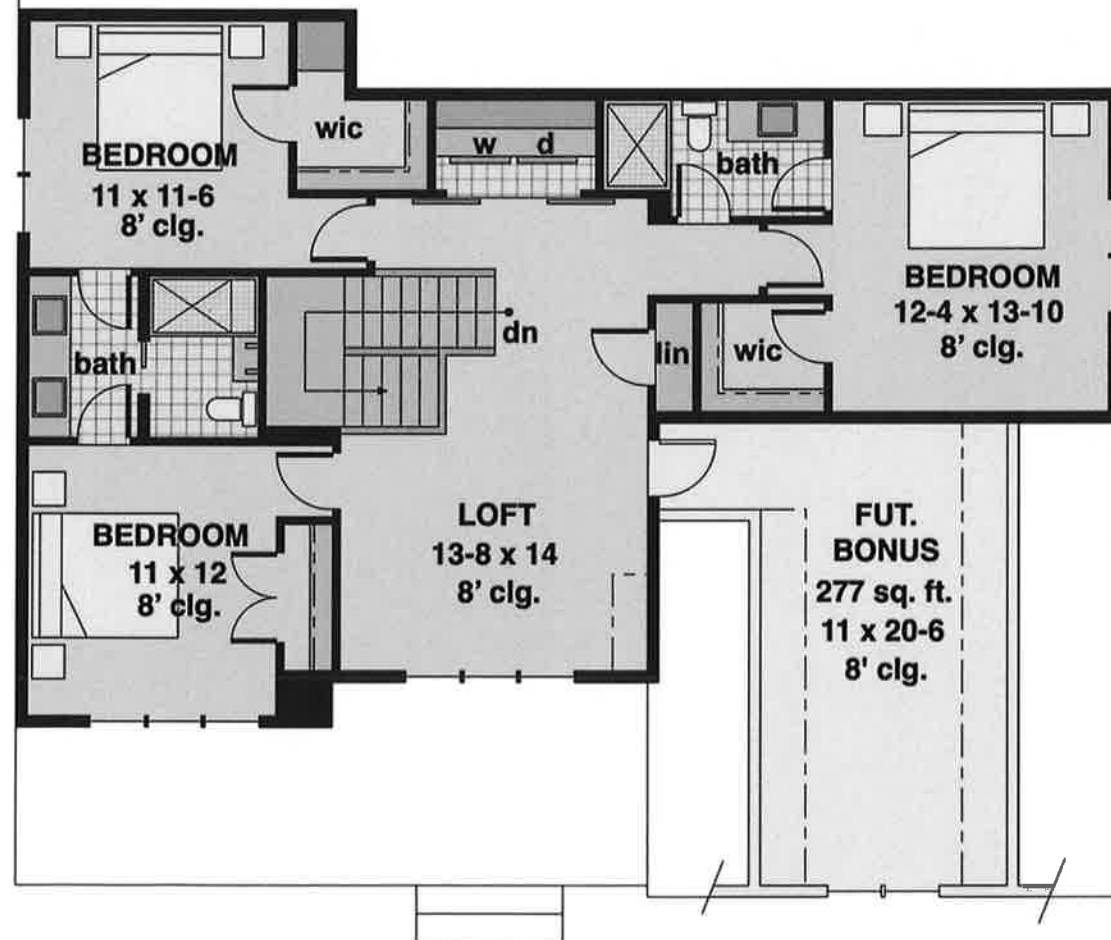
Treasured Vessels Foundation  
PO Box 2256  
Frisco, TX 75034

Luther & Barbara Williams  
305 E. Santa Fe Street  
Farmersville, TX 75442





**SECOND FLOOR**  
1,135 sq. ft. (Plus Bonus 277 sq. ft.)







January 13, 2022

Mr. Ben White, P.E.  
City of Farmersville  
205 S. Main St.  
Farmersville, Texas 75442

RE: Rike Addition – Minor Plat  
Dated January 2022

Mr. White:

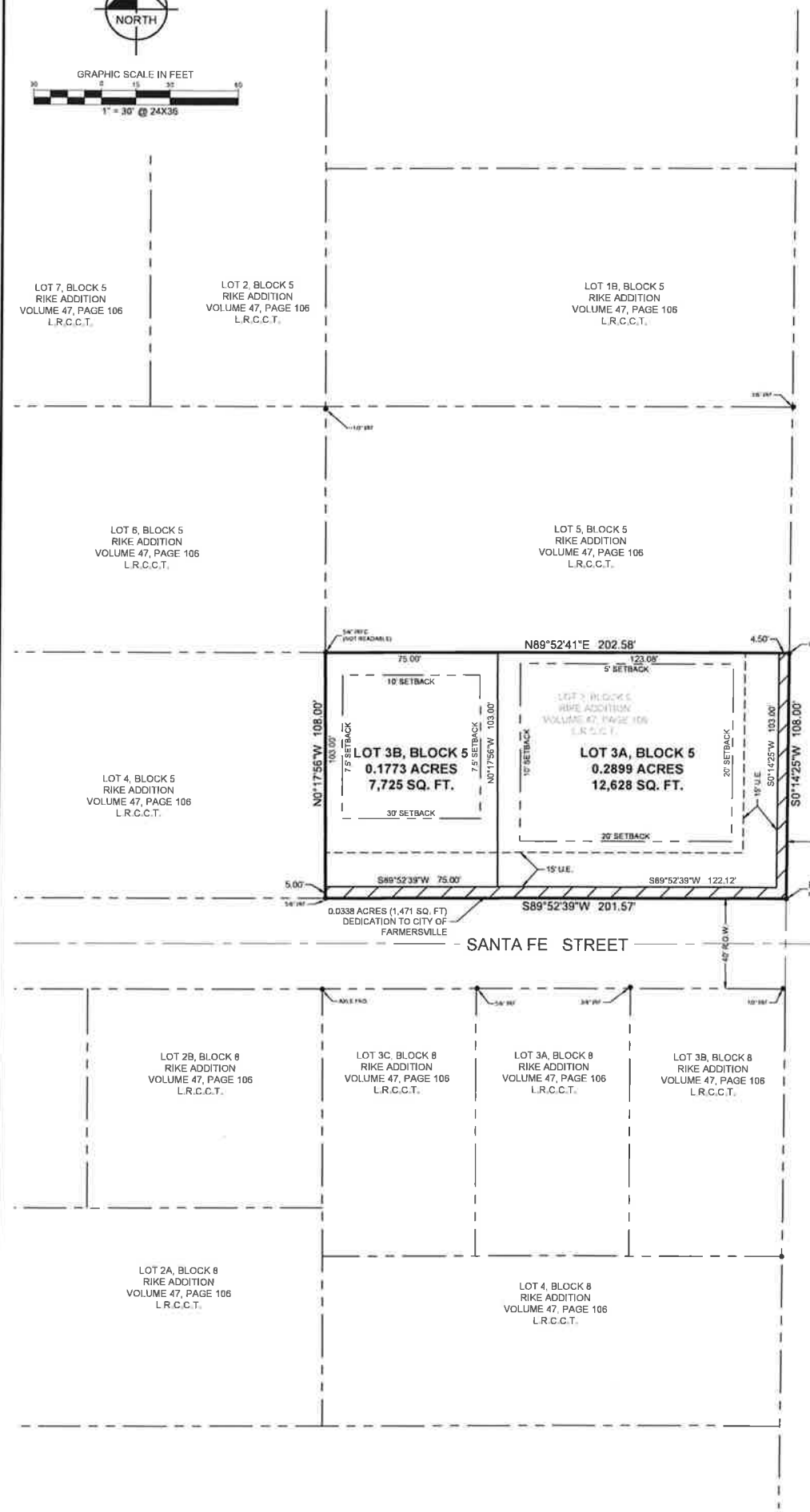
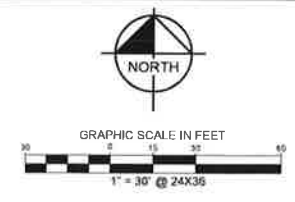
The above referenced project has been reviewed according to the ordinances of the City of Farmersville. A variance will be needed from SF-2 setback requirements on one of the lots due to existing housing structures. The developer will be submitting the required variance application form.

It is recommended that the Rike Addition Minor Plat be denied until the variance is approved by the City. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive style.

Jacob Dupuis, PE  
Discipline Lead



RIKE STREET

- GENERAL NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
  - All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998473133167834. Vertical Datum NAVD 88.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state law and is subject to fines and withholding of utilities and building permits.

**UTILITY PROVIDERS:**

- Water - City of Farmersville
- Wastewater - City of Farmersville
- Electric - City of Farmersville
- Solid Waste - City of Farmersville
- Gas - Atmos

LOT 2, BLOCK 6  
RIKE ADDITION  
VOLUME 47, PAGE 106  
L.R.C.C.T.

LOT 3, BLOCK 6  
RIKE ADDITION  
VOLUME 47, PAGE 106  
L.R.C.C.T.

LOT 1-A, BLOCK 6  
RIKE ADDITION  
VOLUME 47, PAGE 106  
L.R.C.C.T.

LOT 3A, BLOCK 8  
RIKE ADDITION  
VOLUME 47, PAGE 106  
L.R.C.C.T.

LOT 2A, BLOCK 8  
RIKE ADDITION  
VOLUME 47, PAGE 106  
L.R.C.C.T.

**OWNERS DEDICATION AND ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF COLLIN §

We, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

**WHEREAS** Treasured Vessels Foundation is the owner of a tract of land situated in the William B. Williams Survey, Abstract No. 952, City of Farmersville, Collin County, Texas, and being a Minor Plat of called Lot 3, Block 5 of Rike Addition, an addition to the City of Farmersville, Texas, according to the plat, recorded in Volume 47, Page 106 of the Land Records of Collin County, Texas, same being all of that tract of land described in a deed to Treasured Vessels Foundation, recorded in Instrument No. 2021022300038350, as affected by Correction Affidavit recorded in Instrument No. 2021050300084120, both of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of said Lot 3, same being the intersection of the west right of way line of Rike Street, a measured 41' wide right of way with the north right of way line of Santa Fe Street, a measured 40' wide right of way;

**THENCE** South 89°52'39" West, along the south line of said Lot 3 and the north right of way line of said Santa Fe Street, a distance of 201.57 feet to a 5/8-inch iron rod found for the southwest corner of said Lot 3 and the southeast corner of Lot 4, Block 5 of said Rike Addition;

**THENCE** North 00°17'56" West, departing the north right of way line of said Santa Fe Street and along the common line of said Lots 3 and 4, a distance of 108.00 feet to a 5/8-inch iron rod with a red plastic cap found for the north common corner of said Lots 3 and 4, same being the southwest corner of Lot 5, Block 5 of said Rike Addition;

**THENCE** North 89°52'41" East, along the common line of said Lots 3 and 5, a distance of 202.58 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the east common corner of said Lots 3 and 5, same being on the west right of way line of aforesaid Rike Street;

**THENCE** South 00°14'25" West, along the east line of said Lot 3 and the west right of way line of said Rike Street, a distance of 108.00 feet to the **POINT OF BEGINNING** and containing 21,824 square feet or 0.5010 acres of land, more or less

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, **TREASURED VESSELS FOUNDATION**, does hereby adopt this plat designating the herein above described property as Final Plat of the **RIKE ADDITION, LOTS 3A AND 3B, BLOCK 5**, an addition to the City of Farmersville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements-shown thereon. The streets and alleys, if any, are dedicated for street purposes and any and all related necessary appurtenances. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of the City of Farmersville, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

The City of Farmersville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Farmersville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Farmersville, Texas.

BY: **TREASURED VESSELS FOUNDATION**

By \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF §

**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Printed Name \_\_\_\_\_

**APPROVAL BLOCK:**

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission  
City of Farmersville, Texas Date \_\_\_\_\_

"APPROVED FOR CONSTRUCTION"

Mayor, City of Farmersville, Texas Date \_\_\_\_\_

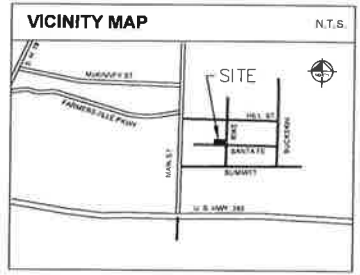
"ACCEPTED"

Mayor, City of Farmersville, Texas Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing Minor Plat of Rike Addition, Lots 3A and 3B, Block 5, an addition to the City of Farmersville, Texas was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, water, and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to not the acceptance thereof by signing his/her name as herein above subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

City Secretary  
City of Farmersville, Texas



**SURVEYOR'S STATEMENT**

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineering and Land Surveying, and in accordance with the subdivision regulations of the City of Farmersville, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
Ph. 972-335-3580  
michael.marx@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Printed Name \_\_\_\_\_

**MINOR PLAT  
RIKE ADDITION  
LOTS 3A AND 3B, BLOCK 5**

**0.501 ACRE**  
OUT OF THE  
**WILLIAM B. WILLIAMS, ABSTRACT NO. 952,**  
CITY OF FARMERSVILLE,  
COLLIN COUNTY, TEXAS  
JANUARY 2022

**Kimley»Horn**  
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MGH	KHA	JAN. 2022	064596800	1 OF 1

OWNER: Treasured Vessels Foundation  
P.O. Box 2938  
Frisco, TX 75034  
Ph: \_\_\_\_\_  
Contact: Alana Bush

APPLICANT: Kimley-Horn and Associates, Inc.  
790 E. Davis St., Suite 100  
McKinney, TX 75069  
Ph: 469-307-2680  
Contact: Brock Corbett, EIT

THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. DATE PLOTTED: 1/13/2022 11:31 AM LAST SAVED: 1/13/2022 11:31 AM