



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
July 12, 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

1. Public hearing to consider, discuss and act upon a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on future Lot 4R out of the Replat for Woodard Addition Lots 4R, 5-8, Block 2, which future Lot 4R (currently

designated as Lot 4) located at the northwest corner of Houston Street and Woodard Street will contain approximately 24,951 square feet or 0.573 acres of land, more or less, being addressed as 315 Houston Street and located in the W.B. Williams Survey, Abstract No. 952, Farmersville, Collin County, Texas, (the "Property"), zoned for SF-2 – Single-Family Dwelling-2 District uses and which requested variance is as follows:

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-two and eight/tenths feet (22.8').

2. Public hearing to consider a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on future Lot 19A1, Block 5 out of the Replat of Fowler Addition Lot 19A1 & 19A2, Block 5 containing approximately 21,824 square feet or 0.508 acres of land, more or less, located on the northwest corner of the intersection of S. Johnson Street and Haislip Street currently addressed as 316 S. Johnson 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 19A1 (fronting on S. Johnson Street) and Lot 19A2 (fronting on S. Johnson Street), of Block 5 of said Fowler Addition because the existing structure located on proposed Lot 19A1 (currently Lot 19) encroaches into certain of the required setbacks, and which requested variances are as follows:

A. 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 nineteen and four/tenths feet (19.4') along the eastern side of proposed Lot 19A1 adjacent to and facing onto South Johnson Street; and


B. 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 for a corner lot, which side yard is treated as a front yard setback, from thirty feet (30') to fifteen feet (15') along the southern side of proposed Lot 19A1 adjacent to and facing onto Haislip Street.

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 July 7, 2022 by 5:30 P.M. and remained so posted continuously at least 72 hours preceding the scheduled time of said meeting.



Tabatha Monk, City Secretary

