



**FARMERSVILLE CITY COUNCIL  
SITTING AS THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT  
July 14, 2020, 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."

**SPEAKING DURING PUBLIC COMMENTS**

Members of the public wishing to speak during Public Comments or a public hearing may join the meeting by going online to [www.blizz.com](http://www.blizz.com), and following the online prompts to input the "Dial-in Phone Number" and the "Meeting ID."

Members of the public wishing to speak during Public Comments or a public hearing may also join the meeting by calling-in to the telephone number listed below, and inserting the Meeting ID listed below: Those members of the public calling in will not be able to participate through video and will only have an audio feed of the meeting on their telephone.

1. **Dial-in Phone Number: (646) 769-9101**  
Please note that if you dial a toll number, your carrier rates will apply.
2. You will be prompted to enter the Meeting ID.  
**The Meeting ID for this meeting is 548-819-56**
3. Please listen closely to the directions and follow the directions to gain access to the Blizz meeting.

**I. PRELIMINARY MATTERS**

Call to order, 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 a variance from the requirements of Section 77-66 (c)(8), "Height and Yard Requirements," of the Farmersville Zoning Ordinance to allow an accessory building to exceed the maximum height of 10 feet by an additional 5 feet 3 inches thereby allowing the peak of the roof of such accessory building to be a maximum of 15 feet 3 inches in height provided that all other requirements of the Farmersville Code are met. The property is generally located at 1231 Willow Lane, Farmersville, Texas 75442.
- B. Public hearing to consider, discuss and act upon a request for a variance from the requirements of Section 77-52(d)(3) of the Farmersville Code to allow the minimum lot width on one of the new lots proposed to be established by the replatting of the property situated at 303 Windom, which property is currently platted as one lot - Lot 82, Block T of the Farmersville Old Donation - and zoned for "SF-2 - Single Family Dwelling - 2" zoning district uses, to be reduced from the minimum required lot width of 60 feet to approximately 50.61 feet on proposed Lot 82-A while retaining the minimum required lot width of 60 feet on proposed Lot 82-B provided that all other requirements of the Farmersville Code are met. The property is generally located at 303 Windom, Farmersville, Texas 75442.

**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 matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information).*

*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 8, 2020 by 5:30 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

  
Sandra Green, City Secretary



- A. Public hearing to consider, discuss and act upon a request for a variance from the requirements of Section 77-66 (c)(8), "Height and Yard Requirements," of the Farmersville Zoning Ordinance to allow an accessory building to exceed the maximum height of 10 feet by an additional 5 feet 3 inches thereby allowing the peak of the roof of such accessory building to be a maximum of 15 feet 3 inches in height provided that all other requirements of the Farmersville Code are met. The property is generally located at 1231 Willow Lane, Farmersville, Texas 75442.



## Board of Adjustment Application

Variance

Appeal

Today's Date: 6/14/2020

**\*\*Contact Information\*\***

Property Location: 1231 Willow Ln.  
(street address)

Subdivision: Willow Brook Lot: 7 Block B

Property Owner: Kiel + Ashley Cathey 1231 Willow Ln. Farmersville, Tx, 75442  
(Name) (Address) (City, State, & Zip Code)

Property Owner is giving Kiel Cathey authority to represent him/her at meeting.  
(Applicant Name)

Property Owner Printed Name: Kiel Cathey Property Owner Signature: [Signature]

Applicant: Kiel Cathey 1231 Willow Ln Farmersville, Tx, 75442  
(Name) (Address) (City, State, & Zip Code)

\_\_\_\_\_  
(Email) \_\_\_\_\_  
(Phone)

**\*\*REQUEST\*\***

Please list types requested

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Exterior Construction	10' max roof height	15'3" roof height	5'3"
Other			

**PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU ARE REQUIRED TO ATTACH INFORMATION TO SUPPORT YOUR REQUEST.**

I am applying for a variance to the city code ordinances 77-66(c)(8)- Detached accessory buildings located in a required rear or side yard shall not exceed ten feet in height. I wish to construct a detached building that complements the architecture of my current house, along with matching the other detached buildings in the Willow Brook subdivision. The four detached buildings that can be viewed from my backyard are similar in height of my planned construction. The plans I have submitted are for 9' walls with a 6/12 roof pitch.

That would bring the total height of my detached building to 15'3", which is consistent with my house

Items Submitted: Completed Application  Exhibit showing plot plan, site, elevations, or other paperwork

I hereby certify that the above states are true and correct to the best of my knowledge

\_\_\_\_\_  
Property Owner Signature (if different from applicant)

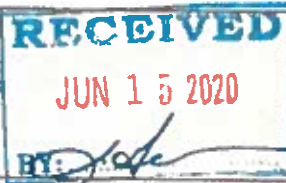
  
\_\_\_\_\_  
Applicant's Signature

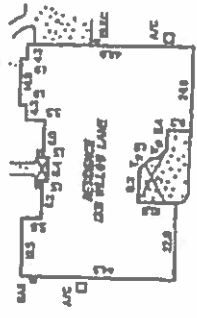
NOTICE: This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-782-6151 (Voice) or email [s.arnon@farmersville.com](mailto:s.arnon@farmersville.com) Please allow at least 48 hours for your request to be processed.

**\*\*OFFICE USE ONLY\*\***

Seeking a variance from Farmersville Zoning Ordinance, Section No.  
BOA Number.

Received stamp:





SCALE 1" = 30'

**DESCRIPTION**

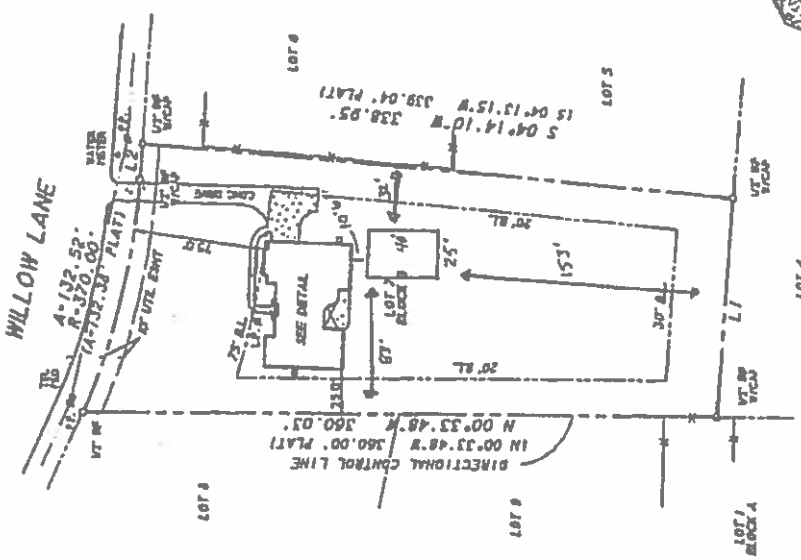
Lot 7, Block B, Willow Brook Park Addition, Phase I, an Addition to the City of Farmersville, Collin County, Texas, according to the Plat thereof recorded in Cabinet 7, Slide 314, of the Plat Records of Collin County, Texas.

**NOTES**

- 1) According to T.P.M.A. Flood Insurance Rate Map, Community Panel No. 481877 0775 G, dated Jan. 16, 1990, this Property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT
- 3) ALL IRON PINS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "STOVALL & ASSOC."
- 4) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT. SURVEYOR DID NOT RESEARCH FOR ENCUMBRANCES OF RECORD OR NOT OF RECORD.

I, Donald E. Fielder, Registered Professional Land Surveyor, State of Texas, do hereby certify that this plat, survey was made from measurements performed upon the ground. The measurements of said property being indicated by plat, the corner monuments shown hereon were found to be as described, and in a true survey to the best of my knowledge and belief.

*Donald E. Fielder*  
DONALD E. FIELDER, R.P.L.S. No. 1041



*Bill Clavial*  
Bill Clavial  
Eagle Landing 6-17-03

LINE	BEARING	DISTANCE
L 1	N 85° 28' 51" W	120.02'
L 1	N 85° 31' 22" W	120.00' PLAT
L 2	S 80° 56' 50" E	19.99'
L 2	S 87° 00' 00" E	20.00' PLAT

**STOVALL & ASSOCIATES**

JOB NO.		DATE		SCALE		SHEET NO.	
100	100	100	100	100	100	100	100

STOVALL & ASSOCIATES  
4300 WEAVER STREET • DALLAS, TEXAS 75243 • PHONE (972) 402-0344 • FAX (972) 402-0088  
4300 WEAVER STREET • DALLAS, TEXAS 75243 • PHONE (972) 402-0344 • FAX (972) 402-0088

DIRECTIONAL CONTROL LINE

(N 00° 33' 48" W 360.00' PLAT)

N 00° 33' 48" W 360.03'

25.0'

20' B.L.

SEE DETAIL

75' B.L.

L.P. Ø

75'

CONC DRAIN

10'6"

LOT 7  
BLOCK 8

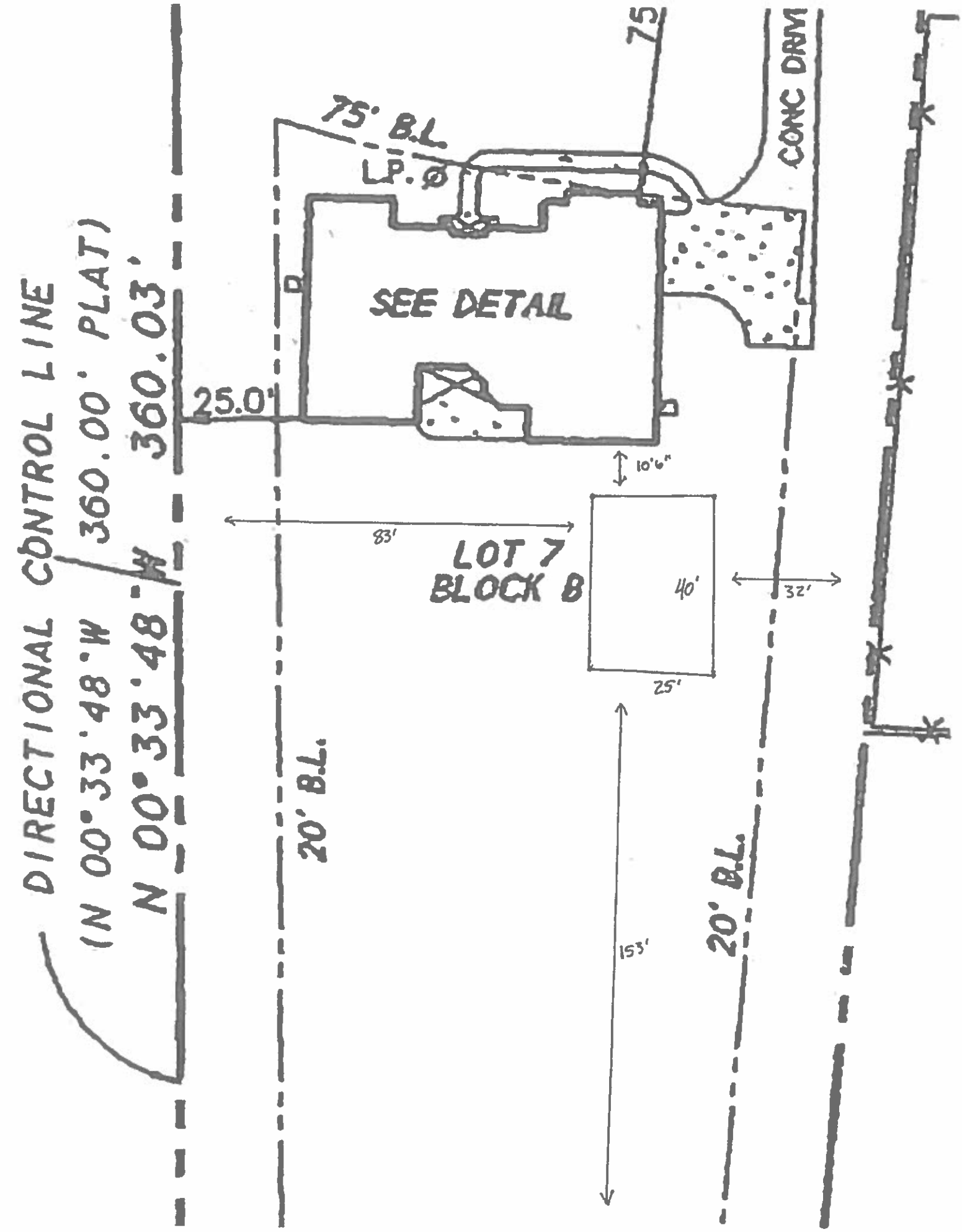
40'

32'

25'

153'

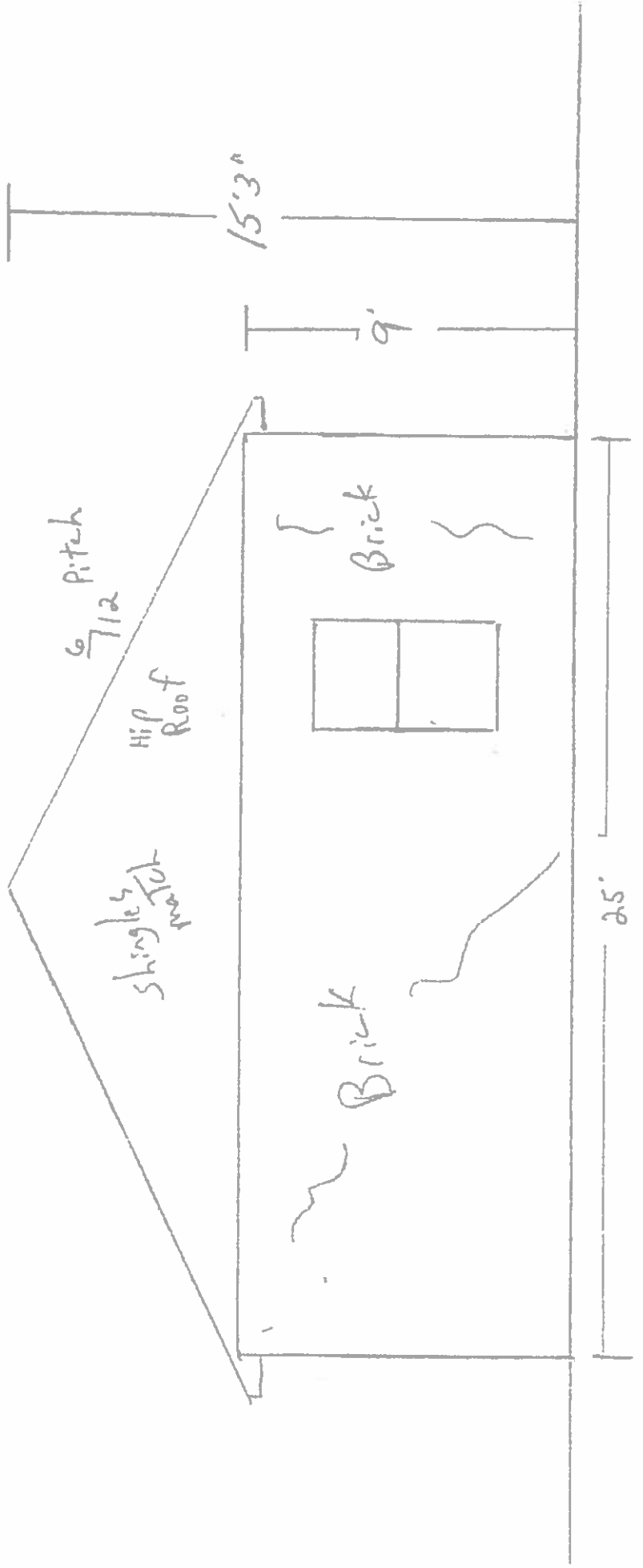
20' B.L.





Kiel Cathey  
1231 Willow Ln Farmersville

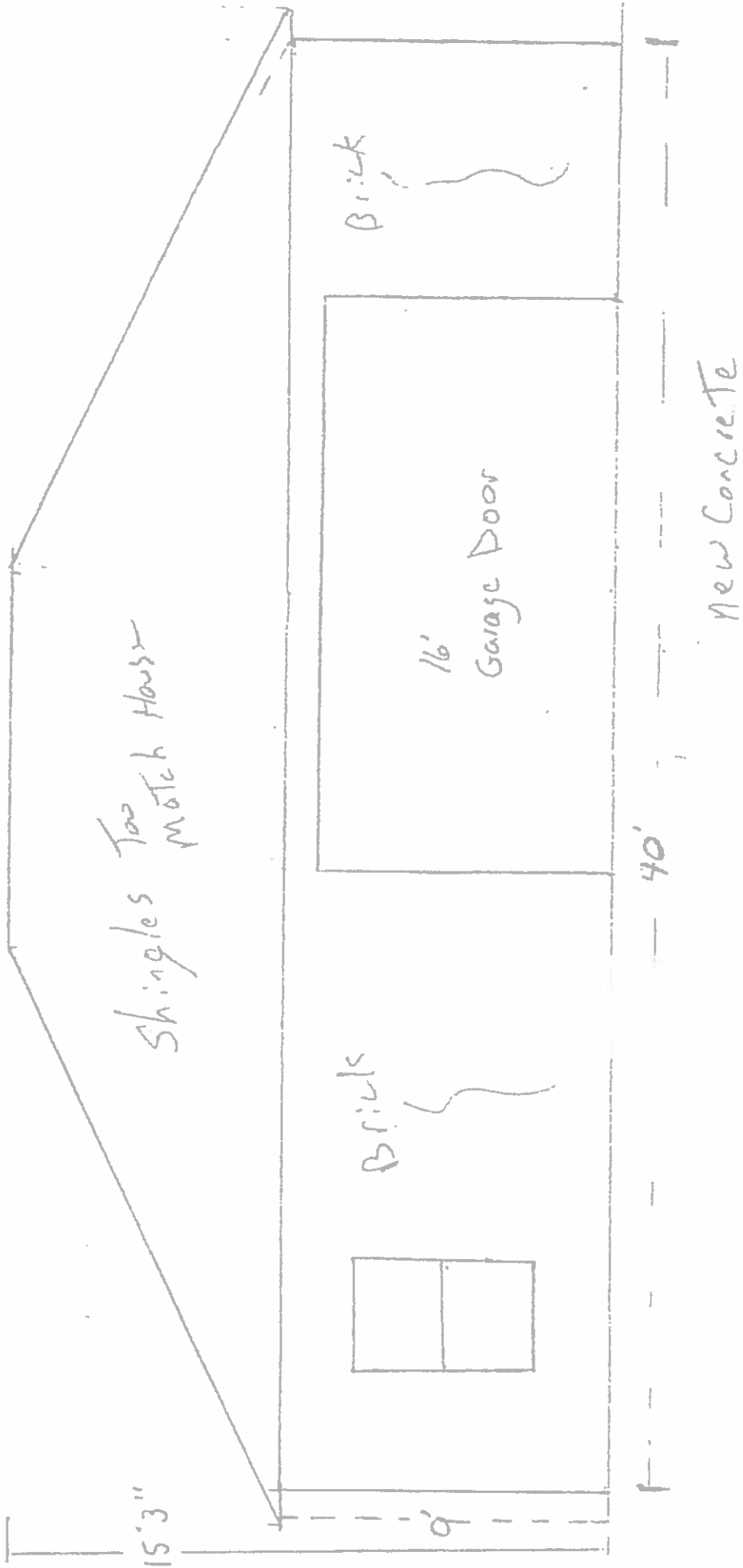
1/4" Scale  
Side View  
North Side



Garage

Front View  
1/4" Scale  
East Side

Kiel Cathey  
1231 Willow Ln  
Farmersville



**WILLOW BROOK HOMEOWNERS ASSOCIATION**

**1235 Willow Lane**

**Farmersville, TX 75442**

June 30, 2020

Ms. Sandra Green  
City Secretary  
City of Farmersville  
205 South Main Street  
Farmersville, Texas 75442

Dear Ms. Green,

Attached is previous correspondence that Willow Brook HOA provided Mr. Cathey regarding the proposed addition/improvements to 1231 Willow Lane, Farmersville, Texas. Those items were found to be acceptable as it related to his plans presented for review. The HOA was not aware of the variance from the Height and Yard Requirements of the Farmersville Zoning Ordinance regarding the height of the garage peak. Mr. Cathey was told he would need to seek a building permit from the City; thus, the more detailed plan submission to the City.

The Homeowners Association does not object to the variance, as long as the overall architectural style is consistent with the principal dwelling, and all previous items related to garage structures in the Restrictive Covenants are adhered to in the building plan.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig Overstreet".

Craig Overstreet  
Willow Brook Homeowners Association  
President

Attachments (2)

4/20/2020

AT&T Yahoo Mail - Willow Brook HOA guidelines for detached building

## Willow Brook HOA guidelines for detached building

From: Kiel Cathey

To: overstreat

Date: Monday, April 20, 2020, 03:30 PM CDT

Hi Craig,

We are in the beginning process of considering putting in a detached garage. I wanted to make sure I had the information required from the HOA to present to the contractor. Thanks for the information.

Respectfully,

Kiel Cathey

**Craig Overstreet**

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**From:** Craig Overstreet  
**Sent:** Tuesday, April 21, 2020 7:54 AM  
**To:**  
**Subject:** Willow Brook Estates - Restrictive Covenants

Good morning,

Based on your e-mail, the following are highlights from the HOA Restrictive Covenants on file with Collin County :

- Side yard setback requirements are 20 feet and rear yard setbacks are 50 feet
- Concrete foundation is required, as is driveway to structure
- Minimum 60 % brick
- No front entry garages – must be side or rear entry
- No outbuildings shall be lived in as a home
- Composition shingles
- Underground utilities – from street to requested improvement

These are the major items. Prior written approval from HOA Building and Architectural Control Committee is required before obtaining a Construction Permit from the City of Farmersville.

Hope this helps ! Thank you for your inquiry.

**Craig Overstreet**

President-Richardson Branch  
690 W. Campbell Rd., Suite 100  
Richardson, Texas 75080  
972-685-2049 (direct)

MLO#1296627



June 25, 2020

**RE: 1231 Willow Lane – Variance Request**

To Whom It May Concern:

This letter is to inform you 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, July 14, 2020 in the City Hall Council Chambers, 205 S. Main St. to consider a request for a variance from the requirements of Section 77-66 (c)(8), "Height and Yard Requirements," of the Farmersville Zoning Ordinance to allow an accessory building to exceed the maximum height of 10 feet by an additional 5 feet 3 inches thereby allowing the peak of the roof of such accessory building to be a maximum of 15 feet 3 inches in height provided that all other requirements of the Farmersville Code are met. The property is generally located at 1231 Willow Lane, Farmersville, Texas 75442.

As an owner of property located within 200 feet of the aforementioned property, you are hereby notified of your right to appear and speak at the public hearing(s) on this request. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at one or both of the public hearings.

Thank you for your attention in this matter.

Regards,

A handwritten signature in black ink, appearing to read "Sandra Green", written over a horizontal line.

Sandra Green  
City Secretary

DISCOVER A TEXAS TREASURE

205 South Main Street Farmersville, Texas 75442 p. 972.782.6151 f. 972.782.6604 [www.farmersvilletx.com](http://www.farmersvilletx.com)

- B. Public hearing to consider, discuss and act upon a request for a variance from the requirements of Section 77-52(d)(3) of the Farmersville Code to allow the minimum lot width on one of the new lots proposed to be established by the replatting of the property situated at 303 Windom, which property is currently platted as one lot - Lot 82, Block T of the Farmersville Old Donation – and zoned for “SF-2 – Single Family Dwelling - 2” zoning district uses, to be reduced from the minimum required lot width of 60 feet to approximately 50.61 feet on proposed Lot 82-A while retaining the minimum required lot width of 60 feet on proposed Lot 82-B provided that all other requirements of the Farmersville Code are met. The property is generally located at 303 Windom, Farmersville, Texas 75442.

20201481



Farmersville  
DISCOVER A TEXAS TREASURE

Board of Adjustment Application

Variance

Appeal

Today's Date: 5/29/2020

**\*\*Contact Information\*\***

Property Location: 303 Windom

(street address)

Subdivision: Farmersville Old Donation

Lot 82-A

Block 82A

Property Owner: Nathan Doudney

(Name)

(Address) 2722 NW Merced Bend

(City, State, & Zip Code) 97703

Property Owner is giving Lance Hudson

(Applicant Name)

authority to represent him/her at meeting.

Property Owner Printed Name: Nathan Doudney

Property Owner Signature: \_\_\_\_\_

Applicant: Lance Hudson

(Name)

(Address) 201 Summit St

(City, State, & Zip Code) Farmersville, Tx 75442

(Email) \_\_\_\_\_

(Phone) \_\_\_\_\_

**\*\*REQUEST\*\***

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width	<u>60 ft</u>	<u>50 ft</u>	<u>10 ft</u>
Lot Depth			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Exterior Construction			
Other			

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU ARE REQUIRED TO ATTACH INFORMATION TO SUPPORT YOUR REQUEST.

Requesting variance for 50ft width lot instead of 60 ft. Subdivided the lot into 2 lots. One lot is required 60 ft. The variance is for 303 which has existing structure which will be remodeled @ the time of new build on new lot. We are wanting to improve the area + lots w/ updated homes.





