



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION MINUTES
For
July 14, 2020, 5:30 P.M.**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 5:30 p.m. Council members Dwain Mathers, Jim Hemby, Craig Overstreet, Mike Henry and Terry Williams were all present. City staff members Sandra Green and City Attorney, Alan Lathrom was also present.

II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS

- No one came forward in person or teleconference

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.
- Mayor Wiebold, Mike Henry and Craig Overstreet recused themselves from hearing the item and left the room because they all live within 200 feet of the property.
 - Mayor Pro-Tem Dwain Mathers opened the public hearing at 5:32 p.m. and asked if anyone wanted to speak for or against the item.
 - Kiel Cathey, who resides at 1231 Willow Lane, came forward and explained he wanted to build a detached garage that would be 15 feet 3

inches tall. He stated the outside of the garage would match the existing house and the roof pitch would match what the code requires. He explained it would be a side entry garage because the subdivision restrictions do not allow them to have front facing garages.

- Sandra Green stated the reason for the variance was because he was going over the 10 feet height maximum. She stated he would have an engineered foundation and the structure would have the same appearance as the main structure. She said the Homeowner's Association had sent an email stating they had reviewed his plans and they approved of the design.
- Dwain Mathers asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 5:36 p.m.
 - Motion to approve the variance made by Terry Williams
 - 2nd to approve was Jim Hemby
 - All council members voted in favor
- Mayor Wiebold, Craig Overstreet, and Mike Henry returned to the Council Chambers.

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.

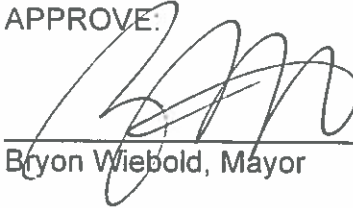
- Mayor Wiebold opened the public hearing at 5:38 p.m. and asked if anyone wanted to speak for or against the item.
- Lance Hudson, who lives at 201 Summit and is a developer for Hudson & Hudson Homes, stated they purchased the lot and wanted to split it up and build a new house on one lot and remodel the existing house on the other lot.
- Mike Henry asked if the smaller lot had sufficient side yards.
- Lance Hudson stated he believed the smaller lot has at least 10 feet on both sides of the existing house.
- Mike Henry asked what size house he would build on the new lot being created.
- Lance Hudson stated he would like to build a house around 2,200 square feet on the new lot. He said the existing house is only 800 square feet and he is thinking about adding on to it to make it around 1,200 square feet.
- Cassandra Kapity who resides at 218 Windom came forward and stated she wanted clarification on what he was doing to the house in front of her property. She just wanted to make sure it was not going to be duplexes.
- Lance Hudson stated it would not be and it would be two single family houses.

- Mayor Wiebold closed the public hearing at 5:42 p.m.
 - Motion to approve the variance made by Mike Henry
 - 2nd to approve was Jim Hemby
 - All council members voted in favor

IV. ADJOURNMENT

Meeting was adjourned at 5:43 p.m.

APPROVE:



Bryon Wiebold, Mayor

ATTEST:



Sandra Green, City Secretary

