



**FARMERSVILLE CITY COUNCIL  
SITTING AS THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT  
September 22, 2020, 7:30 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 913-202-80**
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 77-52(d)(3) of the Farmersville Code to allow the minimum front yard setback for the existing structure on the northern approximately one-half ( $\frac{1}{2}$ ) 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 front yard setback of 30 feet to approximately 18 feet, which northern approximately one-half ( $\frac{1}{2}$ ) of the property is proposed to be replatted as Lot 82-A while retaining the minimum required front yard setback of 30 feet on the southern of the property which is proposed to be replatted as Lot 82-B provided that all other requirements of the Farmersville Code are met save and except to the extent previous variances have been approved. 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 September 18, 2020 by 5:30 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

  
Sandra Green, TRMC  
City Secretary





**Board of Adjustment Application**

Variance  Appeal  Today's Date: 8/17/2020

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

Property Location: 303 Windom  
(street address)

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Property Owner: Nathan Doudney 544 Windy Ln Lucas, TX  
(Name) (Address) (City, State, & Zip Code)

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

Property Owner Printed Name: Nathan Doudney Property Owner Signature: Nathan Doudney  
(City, State, & Zip Code)

Applicant: Lance Hudson 201 Summit St Farmersville TX  
(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	30	18	
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.**

We need a variance for 303 since we will be remodeling the existing structure + it's non-conforming.

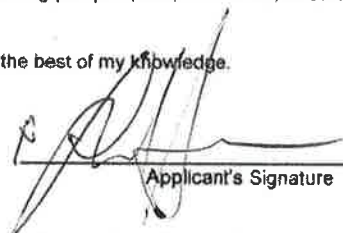
[Lined area for notes or additional information]

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.

Authentisign  
Nathan Doudney 08/17/2020

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.green@farmersvilletx.com](mailto:s.green@farmersvilletx.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:

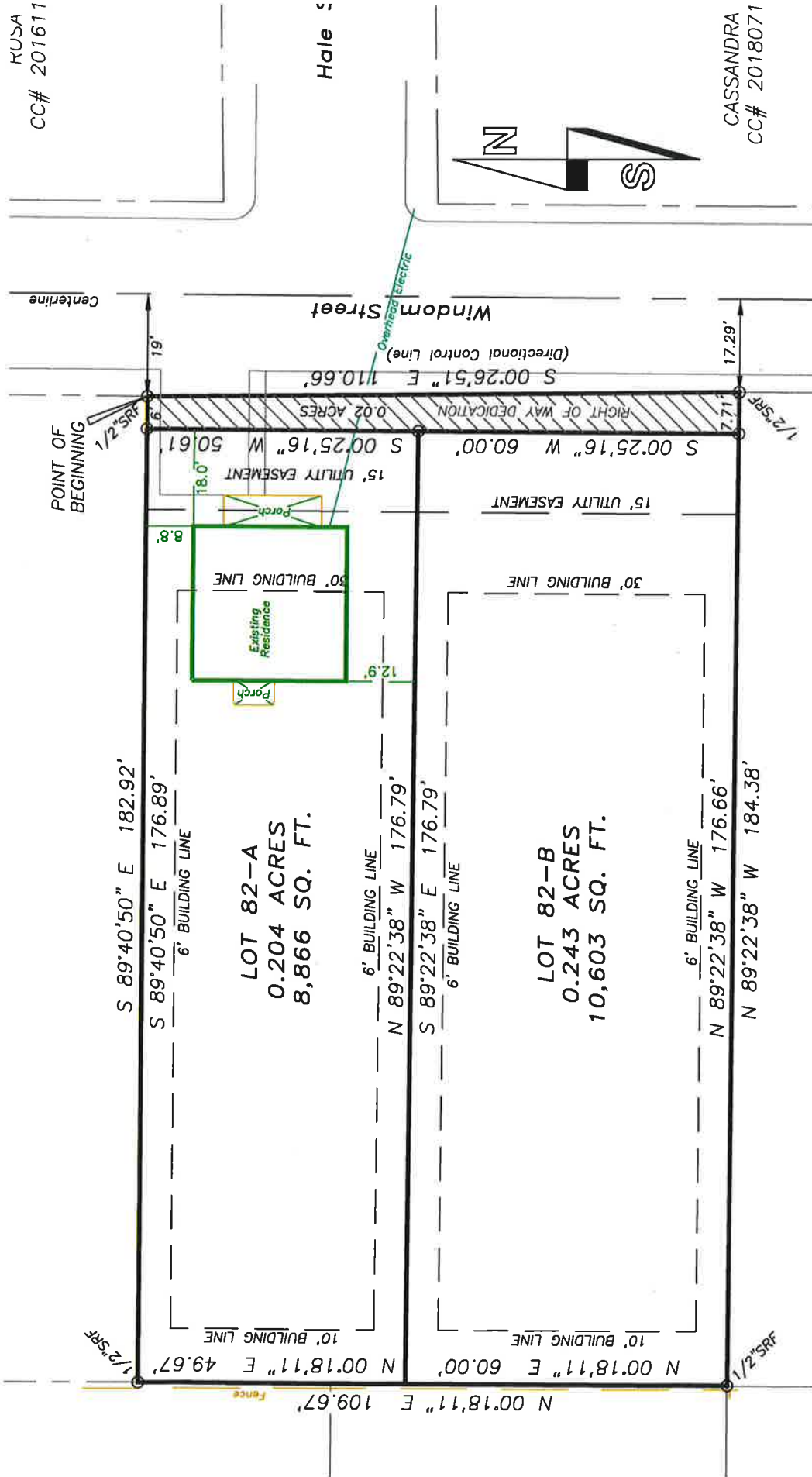
BOA Number:

Received stamp:

**RECEIVED**  
AUG 18 2020  


KUSA  
CC# 201611

CASSANDRA  
CC# 2018071





**Farmersville**  
DISCOVER A TEXAS TREASURE

**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
  - 2<sup>nd</sup> 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
  - 2<sup>nd</sup> 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

