



**FARMERSVILLE CITY COUNCIL  
SITTING AS THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT  
REGULAR SESSION MINUTES FOR  
February 08, 2022, 5:30 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Wiebold called the meeting to order at 5:30 p.m. Councilmembers Lance Hudson, Mike Henry, Ted Wagner, Terry Williams and Craig Overstreet were present. City staff members Tabatha Monk and City Attorney, Alan Lathrom were also present.

**II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS**

- No one came forward to speak.

**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 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.
  - **Mayor Wiebold** opened the public hearing at 5:32 p.m.
  - **Councilmember Hudson** recused himself from this item due to a conflict of interest.
  - No one spoke for or against this item.
  - **Mayor Wiebold** closed the public hearing at 5:33 p.m.
  - **Councilmember Henry** made a motion to approve the (3) variances.
  - **Councilmember Williams** seconded the motion to approve.
  - Motion carried unanimously (4-0).


#### IV. ADJOURNMENT

**Mayor Wiebold** adjourned the meeting at 5:36 p.m.

APPROVE:

  
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Bryon Wiebold, Mayor

ATTEST:

  
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Tabatha Monk, City Secretary

