



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
May 23, 2023, 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

- A.** Public Hearing to consider, discuss and act upon a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on a tract of land identified as Colonial Acres Addition, First Installment, Block 2,

Lot 6 containing approximately 0.2217 acres, or 9,657 square feet, of land, more or less, more commonly known as 301 Rolling Hills Road in the City of Farmersville, Texas (the "Property"), which Property is currently zoned for "SF-1 – Single Family Dwelling - 1" district uses, that will allow the vacant Property to have a single-family home constructed on it subject to approval of the following requested variances:

1. A variance from the Minimum Lot Area requirements of Farmersville Code § 77-52(c)(3) allowing a reduction in the required minimum lot area from 12,000 square feet down to approximately 9,657 square feet; and
2. A variance from the Minimum Lot Width requirements of Farmersville Code § 77-52(c)(3) allowing a reduction in the required minimum lot width from 80 feet down to approximately 73 feet.

IV. ADJOURNMENT

The City Council reserves the right to adjourn into Executive Session at any time during 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 May 18, 2023, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Tabatha Monk, City Secretary





Farmersville
DISCOVER A TEXAS TREASURE

Board of Adjustment Application

Variance

Appeal

Today's Date: 4-14-23

****Contact Information****

Property Location: 301 Rolling Hills Rd
(street address)

Subdivision: COLONIAL ACRES ADDITION Lot: 6 Block 2

Property Owner: Blue Nation Homes P.O. Box 2284 Mechineer TX 75070
(Name) (Address) (City, State, & Zip Code)

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

Property Owner Printed Name: Andres Trigo Property Owner Signature: [Signature]

Applicant: Andres Trigo P.O. Box 2284 Mechineer TX 75070
(Name) (Address) (City, State, & Zip Code)

ANDYSCONSTINE@yahoo.com 540-522-4024
(Email) (Phone)

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width	<u>80 ft</u>	<u>73 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.

Want to build house on lot I
purchased 4 yrs ago
When I purchased lot it was correct
size to build house but now
ordinance its not

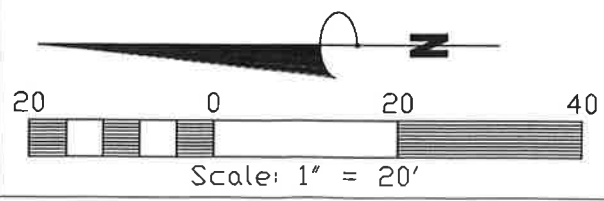
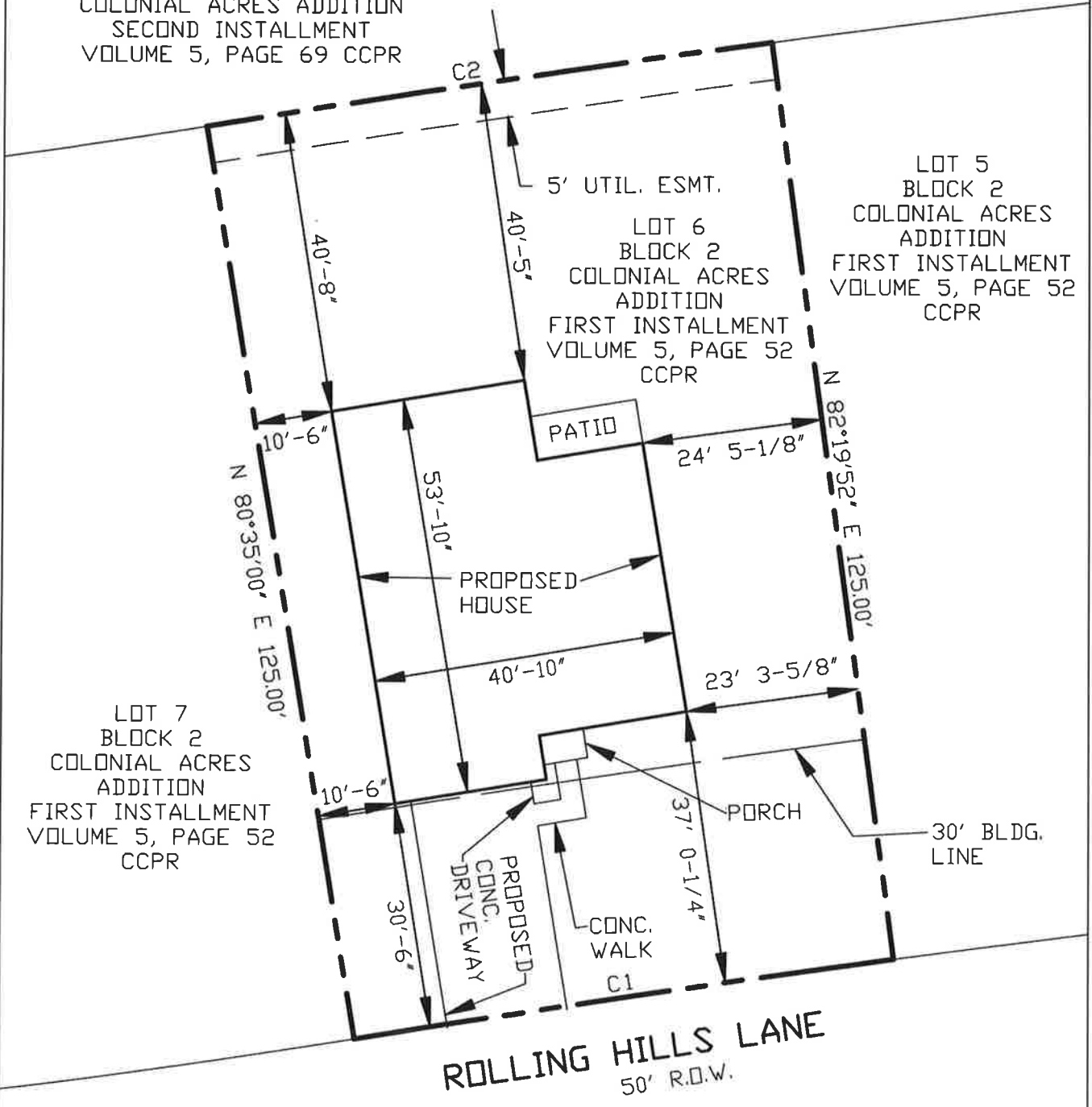
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	C.A.=01°44'52"	CH. BRG.=N 08°32'34" W	R=2409.95'	L=73.51'	CH=73.51'
C2	C.A.=01°44'52"	CH. BRG.=N 08°32'34" W	R=2534.95'	L=77.32'	CH=77.32'

LOT 12, BLOCK 2
 COLONIAL ACRES ADDITION
 SECOND INSTALLMENT
 VOLUME 5, PAGE 69 CCPR

LOT 5
 BLOCK 2
 COLONIAL ACRES
 ADDITION
 FIRST INSTALLMENT
 VOLUME 5, PAGE 52
 CCPR

LOT 6
 BLOCK 2
 COLONIAL ACRES
 ADDITION
 FIRST INSTALLMENT
 VOLUME 5, PAGE 52
 CCPR

LOT 7
 BLOCK 2
 COLONIAL ACRES
 ADDITION
 FIRST INSTALLMENT
 VOLUME 5, PAGE 52
 CCPR



301 ROLLING HILLS LANE
 FARMERSVILLE, TEXAS
 LOT 6, BLOCK 2
 COLONIAL ACRES ADDITION
 FIRST INSTALLMENT
 COLLIN COUNTY, TEXAS

NOTICE OF PUBLIC HEARING

Notice is hereby given 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, May 23, 2023 in the City Hall Council Chambers, 205 S. Main St., Farmersville, Texas 75442, to consider a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on a tract of land identified as Colonial Acres Addition, First Installment, Block 2, Lot 6 containing approximately 0.2217 acres, or 9,657 square feet, of land, more or less, more commonly known as 301 Rolling Hills Road in the City of Farmersville, Texas (the "Property"), which Property is currently zoned for "SF-1 – Single Family Dwelling - 1" district uses, that will allow the vacant Property to have a single-family home constructed on it subject to approval of the following requested variances:

1. A variance from the Minimum Lot Area requirements of Farmersville Code § 77-52(c)(3) allowing a reduction in the required minimum lot area from 12,000 square feet down to approximately 9,657 square feet; and
2. A variance from the Minimum Lot Width requirements of Farmersville Code § 77-52(c)(3) allowing a reduction in the required minimum lot width from 80 feet down to approximately 73 feet.

All interested parties may appear in person or by attorney to submit cause for or against the requested variance.

Mondragon, Hugo
7358 FM 1377
Blue Ridge, TX 75424-6337

Boyd, Donna & Kevin
212 Rolling Hills Ln.
Farmersville, TX 75442-2422

Boles, Meghan E & Ryan
208 Rolling Hills Ln
Farmersville, TX 75442-2422

Simons, Christopher Leon &
Sandra Gayle
206 Rolling Hills Ln
Farmersville, TX 75442-2422

Childers, Linda
309 Rolling Hills Ln
Farmersville, TX 75442-2422

Upp, Larry
305 Rolling Hills Ln
Farmersville, TX 75442-2422

Pratt Scott Nelson
303 Rolling Hills Ln
Farmersville, TX 75442-2422

Trejo Andres
P.O. Box 2284
McKinney, TX 75070-8168

Keel Kyler Dalen & Miranda R
211 Rolling Hills Ln
Farmersville, TX 75442-2424

Johnson, Lawrence & Lynnette
3172 County Road 1025
Farmersville, TX 75442-5650

Wang Lin
8425 Finsbury Dr.
Plano, TX 75025-4197

Martha E Rader-LE
206 Farr Hill Ln
Farmersville, TX 75442-2426

Cooper, Kristin
304 Farr Hill Ln
Farmersville, TX 75442-2800

Huddleston, Aubrey III
316 Farr Hill Ln
Farmersville, TX 75442-2800

Pratt, David
304 Rolling Hills Ln
Farmersville, TX 75442-2423

Newton, Mitchell A
710 Hill St.
Farmersville, TX 75442-2416

Bush, Roy
310 Rolling Hills Ln
Farmersville, TX 75442-2423

Farmersville ISD
Attn: Admin Office
501 A. Hwy 78 N.
Farmersville, TX 75442

*Marked out
5/5/23 Tjm*