



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
August 23, 2022, 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 a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on a tract of land identified as Tract 157 in the W.B. Williams Survey, Abstract A-952, Sheet 4 containing approximately 0.207 acres, or

9,017 square feet, of land, more or less, located on the north side of Pendleton Street in an area west of Haughton Street and east of King Street in the City of Farmersville, Texas 75442 (the "Property"), which Property is currently zoned for "SF-1 – Single Family Dwelling - 1" district uses and proposed to be platted as Gaddy Sou8th Addition Lot 1, Block A, that will allow the vacant Property to have a single-family home constructed on it subject to approval of the following requested variances:

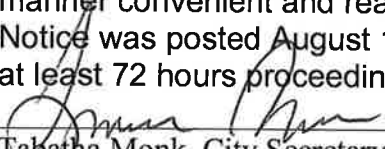
1. A variance from the minimum lot area requirements of Farmersville Code § 77-52(c)(3) allowing a reduction in the required minimum lot area from 12,000 square feet to 7,781 square feet; and
2. A variance from the minimum lot width requirements of Farmersville Code § 77-52(c)(3) allowing a reduction in the required minimum lot width from eighty feet (80') to seventy-five feet (75'); and
3. A variance from the minimum lot depth requirements of Farmersville Code § 77-52(c)(3) allowing a reduction in the required minimum lot depth from one hundred twenty-five feet (125') to approximately one hundred three feet (103'); and
4. A variance from the minimum front yard setback requirements of Farmersville Code § 77-52(c)(3) allowing a reduction in the required minimum front yard setback from thirty feet (30') to twenty feet (20') along the southern side of the lot adjacent to and facing onto Pendleton Street.

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 August 18, 2022, by 5:30 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: 7/19/2022 *(TGM)*

****Contact Information****

Property Location: PENDLETON ST.
(street address)

Subdivision: GADDY SOUTH ADD. Lot: 1 Block A

Property Owner: FED LAND & DEV. BOX 592 PRINCETON
(Name) (Address) (City, State, & Zip Code)

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

Property Owner Printed Name: OCTAVIO LOMAS Property Owner Signature: _____
(Name) (Address) (City, State, & Zip Code)

Applicant: OWNER
(Name) (Address) (City, State, & Zip Code)

octavio.lomas@lomasgroup.net
(Phone)

dfwframing@gmail.com

FD Land & Development - Octavio Lomas
dotloop verified
07/22/22 11:08 AM CDT
PZBS-EAVK-HKRD-NWNW

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	12,000 S.F	7,781 S.F	4,219 S.F
Lot Width	80	75	5
Lot Depth	125	103.45	21.55
Side Yard			
Side at Corner			
Front Yard	30	20	10
Rear Yard			
Driveway			
Exterior Construction			
Other			

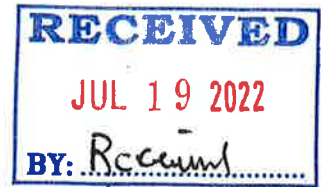
PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU ARE REQUIRED TO ATTACH INFORMATION TO SUPPORT YOUR REQUEST.

BUILD RESIDENTIAL HOME ON VACANT LOT THAT HAS EXISTING HOMES ON EACH SIDE OF THE LOT.

BOUNDARY **S**OLUTIONS
Professional Land Surveyors

July 14, 2022

RE: Letter of Intent
Minor Plat of Gaddy South Addition, Lot 1, Block A
City of Farmersville
Collin County, Texas



from P. Jackson
(Signature)

The intent of this letter is to submit the attached plat for review and approval to create 1 Lot.

Sincerely,

Matthew Busby, R.P.L.S.

**Kenneth L. Maun
Tax Assessor/Collector
Collin County**



P.O. Box 8046

**McKinney, TX 75070
Ph: 972-547-5020
Metro: 972-424-1460 ext. 5020**

TAX CERTIFICATE FOR ACCOUNT : R695200415701
AD NUMBER: 1222073
GF NUMBER:
CERTIFICATE NO : 45478769

PAGE 1 OF 1

DATE : 7/14/2022
FEE : \$10.00

COLLECTING AGENCY

Collin County
P.O. Box 8046
McKinney TX 75070

PROPERTY DESCRIPTION

ABS A0952 W B WILLIAMS SURVEY|
SHEET 4|TRACT 157|.209 ACRES

PENDLETON ST
0.209 ACRES

REQUESTED BY

BOUNDARY SOLUTIONS INC

116 MCKINNEY ST
FARMERSVILLE TX 75442

PROPERTY OWNER

CREWS JENNIFER

997 CEDAR RIDGE CT
FARMERSVILLE TX 754426148

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

CURRENT VALUES			
LAND MKT VALUE:	\$33,750.00	IMPROVEMENT :	\$0.00
AG LAND VALUE:	\$0.00	DEF HOMESTEAD:	\$0.00
APPRAISED VALUE:	\$33,750.00	LIMITED VALUE:	\$0.00
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2021	COLLIN COLLEGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	Collin County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	FARMERSVILLE CITY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	FARMERSVILLE ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 7/2022 : **\$ 0.00**

ISSUED TO : BOUNDARY SOLUTIONS INC
ACCOUNT NUMBER: R695200415701

CERTIFIED BY : Elija Baustista

Collin County Property Tax Off

G.F. No. 22-683793-MM

ADDRESS OF AND RETURN TO:

FID Land & Development, LLC

P.O. Box 592

Princeton, TX 75407

SPECIAL WARRANTY DEED

“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That **JENNIFER CREWS**, a married person, not joined hereby by my spouse as the herein described property forms no part of our homestead, either business or personal, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** cash in hand to Grantor paid by **FID LAND & DEVELOPMENT, LLC**, a Texas limited liability company, whose mailing address is P.O. Box 592, Princeton, TX 75407, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, **HAVE GRANTED, SOLD AND CONVEYED** and do by these presents **GRANT, SELL AND CONVEY** unto the said Grantee all the following described real property (“Property”); to-wit: **SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

This conveyance is made and accepted subject to validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, successors and assigns forever.

And Grantor does hereby bind Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by through or under Grantor, but not otherwise.

Current ad valorem taxes on said Property have been prorated and the payment thereof is assumed by the Grantee.

EXECUTED on the dates of the acknowledgments set out below, to be effective, however, on the 29th day of June 2022.

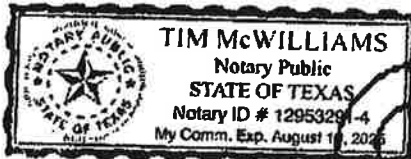


JENNIFER CREWS

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on the 29th day of June 2022 by **JENNIFER CREWS.**



Notary Public, State of Texas

PREPARED IN THE LAW OFFICES OF:
McWILLIAMS & McWILLIAMS
2713 Virginia Pkwy, Ste. 100
McKinney, Texas 75071
[L:\Rachue\Files\22-MW3793-Crews-FID3793.Special.cash.doc](#)

Escrow File No.: 22-683793-MM

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas, and being known as that tract of land described as Lot 2 in a Deed to Robert Burch, et al, as recorded in Doc. No. 20180807000988800 of the Official Public Records of Collin County, Texas and being recorded in an Affidavit of Correction recorded in Doc. No. 20180906001125120 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner on a sidewalk at the Southwest corner of said Lot 2 and being in the North line of Pendleton Street;

THENCE N. 00 deg. 18 min. 33 sec. W. with the West line of said Lot 2 passing a 1/4" iron rod set in the seam of a concrete sidewalk at a distance of 120.00 feet to a 3/8" iron rod set for corner at the Northwest corner of said Lot 2 and being in the South line of Lot 1, Block C of Gaddy West Addition, No. 1, an addition to said city as recorded in Vol. 3, Pg. 116 of the M.R.C.C.T.;

THENCE N. 89 deg. 30 min. 18 sec. E. with the North line of Lot 2 and with the South line of said addition, passing a 1/2" iron rod found at the Southeast corner of said Lot 1, Block C of said addition, and being the Southwest corner of Lot 2, Block C of said addition, at a distance of 5.50 feet and continuing with the South line of said addition, for a total distance of 75.00 feet to a 1/2" iron rod with red cap found for corner at the Southeast corner of said Lot 2, Block C of said addition and also being the Southwest corner of a Lot 3, Block C of said addition and being the Northeast corner of said Burch's Lot 2;

THENCE S. 00 deg. 18 min. 33 sec. W. with the East line of said Lot 2, a distance of 120.00 feet to a cut "X" for corner at the Southeast corner of said Lot 2 and being in the North line of Pendleton Street and being on a sidewalk;

THENCE S. 89. deg. 30 min. 18 sec. W. with the North line of said street, a distance of 75.00 feet to the POINT OF BEGINNING and containing 0.207 acres of land more or less.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2022000101758

eRecording - Real Property

DEED

Recorded On: June 29, 2022 11:31 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022000101758
Receipt Number: 20220629000302
Recorded Date/Time: June 29, 2022 11:31 AM
User: Christina G
Station: Station 9

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

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

L & M SLAUGHTER PROPERTIES LLC
660 N CENTRAL EXPY STE 100
PLANO, TX 75074-6759

PANNELL DAVID W & BETTYE A
502 PARK ST
FARMERSVILLE, TX 75442-1528

LOBB FRANKIE L
511 PENDLETON ST
FARMERSVILLE, TX 75442-1533

FEAGIN W R JR & CATHY LOU FEAGIN
PO BOX 699
MELISSA, TX 75454-0699

CON JOHN F & HAJER MANDI R
516 PENDLETON ST
FARMERSVILLE, TX 75442-1534

BERRY KENNETH & MARY BERRY
404 HAUGHTON ST
FARMERSVILLE, TX 75442-1510

CREWS JENNIFER
997 CEDAR RIDGE CT
FARMERSVILLE, TX 75442-6148

EARL DAVID M
PO BOX 715
FARMERSVILLE, TX 75442-0715

Davis Jerry Edward Sr &
Jerry Edward Davis Jr.
503 Park St.
Farmersville, TX 75442

TUCKER JEFFREY LEE
406 N HAMILTON ST
FARMERSVILLE, TX 75442-1513

JACOBSON ROBIN KAYE
406 PENDLETON ST
FARMERSVILLE, TX 75442-1532

BAKER SHARON M
318 N HAMILTON ST
FARMERSVILLE, TX 75442-1500

GRAVES NELSON POOLE & ASHLEY N
THOMPSON
408 HAUGHTON ST
FARMERSVILLE, TX 75442-1510

WILLIS DOUGLAS G
512 PENDLETON ST
FARMERSVILLE, TX 75442-1534

BEST SHEILA
513 PENDLETON ST
FARMERSVILLE, TX 75442-1533

LANGLEY JEANNINE
509 PARK ST
FARMERSVILLE, TX 75442-1527

HAYES BOBBIE GERALDINE
PO BOX 839
FARMERSVILLE, TX 75442-0839

CASH CODY B & CASSADY C
308 HAUGHTON ST
FARMERSVILLE, TX 75442-1545

SHEA ROBERT E & TERESA L
305 HAUGHTON ST
FARMERSVILLE, TX 75442-1546

CREWS JENNIFER
997 CEDAR RIDGE CT
FARMERSVILLE, TX 75442-6148

BARTON EVA H
949 STATE HIGHWAY 78 S
FARMERSVILLE, TX 75442-7003

GLASSCOCK CALEB R
505 PENDLETON ST
FARMERSVILLE, TX 75442-1533

DECKER KENNETH W
508 PARK ST
FARMERSVILLE, TX 75442-1528

BIRKHEAD LINDA
507 PARK ST
FARMERSVILLE, TX 75442-1527

Mailed
8/8/22 (TJM)

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, August 23, 2022 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 Tract 157 in the W.B. Williams Survey, Abstract A-952, Sheet 4 containing approximately 0.207 acres, or 9,017 square feet, of land, more or less, located on the north side of Pendleton Street in an area west of Haughton Street and east of King Street in the City of Farmersville, Texas 75442 (the "Property"), which Property is currently zoned for "SF-1 – Single Family Dwelling - 1" district uses and proposed to be platted as Gaddy Sou8th Addition Lot 1, Block A, 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 to 7,781 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 eighty feet (80') to seventy-five feet (75'); and
3. A variance from the minimum lot depth requirements of Farmersville Code § 77-52(c)(3) allowing a reduction in the required minimum lot depth from one hundred twenty-five feet (125') to approximately one hundred three feet (103'); and
4. A variance from the minimum front yard setback requirements of Farmersville Code § 77-52(c)(3) allowing a reduction in the required minimum front yard setback from thirty feet (30') to twenty feet (20') along the southern side of the lot adjacent to and facing onto Pendleton Street.

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