



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
November 14, 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, a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on approximately 0.272 acres of land identified as Howell Addition, Block 5, Lots 11C and 18A

situated in the W.B. Williams Survey, Abstract No. 952 located on the north side of Houston Street in an area generally east of the Chapparral Trail currently not assigned an address but fronting on Houston Street, Farmersville, Texas 75442 (the "Property") zoned for "SF-2 – Single Family Dwelling - 2" district uses, and which requested variances are as follows:

- (1) variance from the minimum front yard setback requirements of Farmersville Code §§ 77-52(d)(3) allowing a reduction in the required minimum front yard setback from thirty feet (30') down to twenty feet (20') along the southern side of the Property adjacent to and facing onto Houston Street.

B. Public Hearing to consider a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on approximately 0.413 acres of land identified as Coleman Addition, Block 12, Lot 18D located on and about the northwest corner of the intersection of Summit Street and Buckskin Street currently addressed as 417 Summit 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 the Proposed Northern Lot (or Lot 18D-A) fronting on Buckskin Street and the Proposed Southern Lot (or Lot 18D-B) also fronting on Buckskin Street, and which requested variances are as follows:

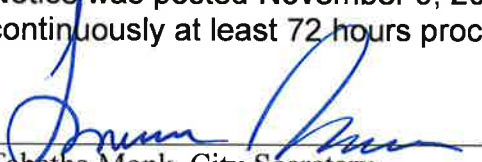
- (1) The Proposed Northern Lot 18D-A (fronting on Buckskin Street): A variance from the minimum lot area requirements of Farmersville Code § 77-46(d)(3) allowing a reduction in the required minimum lot area from seven thousand two hundred (7,200) square feet down to seven thousand one hundred seventy-five (7,175) square feet; and
- (2) The Proposed Southern Lot 18D-B (fronting on Buckskin Street): 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 for a corner lot, which side yard is treated as a front yard setback, from thirty feet (30') down to twenty feet (20') along the southern side of the Proposed Southern Lot adjacent to and facing onto Summit 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 November 9, 2023, 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



Agenda Section	Consent Agenda
Section Number	III.A. Public Hearing.
Subject	Variance Request Houston St.
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 14, 2023
Attachment(s)	Documents
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	
Action	NA



Board of Adjustment Application

Variance

Appeal

Today's Date: 10/13/2023

Contact Information			
Property Location: <u>0 Houston St.</u>			
<small>(street address)</small>			
Subdivision: <u>Howell Addition</u>		Lot: <u>11C</u>	Block _____
Property Owner: <u>Robert Bittle</u>	<u>2278 Bryant Ln.</u>	<u>Fate, TX 75189</u>	
<small>(Name)</small>	<small>(Address)</small>	<small>(City, State, & Zip Code)</small>	
Property Owner is giving _____ authority to represent him/her at meeting.			
<small>(Applicant Name)</small>			
Property Owner Printed Name: <u>Robert Bittle</u>		Property Owner Signature: <u>Robert Bittle</u>	
Applicant: _____			
<small>(Name)</small>	<small>(Address)</small>	<small>(City, State, & Zip Code)</small>	
_____ <small>(Email)</small>		_____ <small>(Phone)</small>	
REQUEST			
Please list types requested:			
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth	30 Foot Setback	20 Foot Setback	10 Feet
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.			
We would like to build our house on this property, but the narrow/triangular make up of the lot makes this difficult. If we can get the setback lessened, so it can be set closer to the road, then we can more easily fit a house on the property.			

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.

Property Owner Signature (if different from applicant)

Robert Bittle

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. 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:

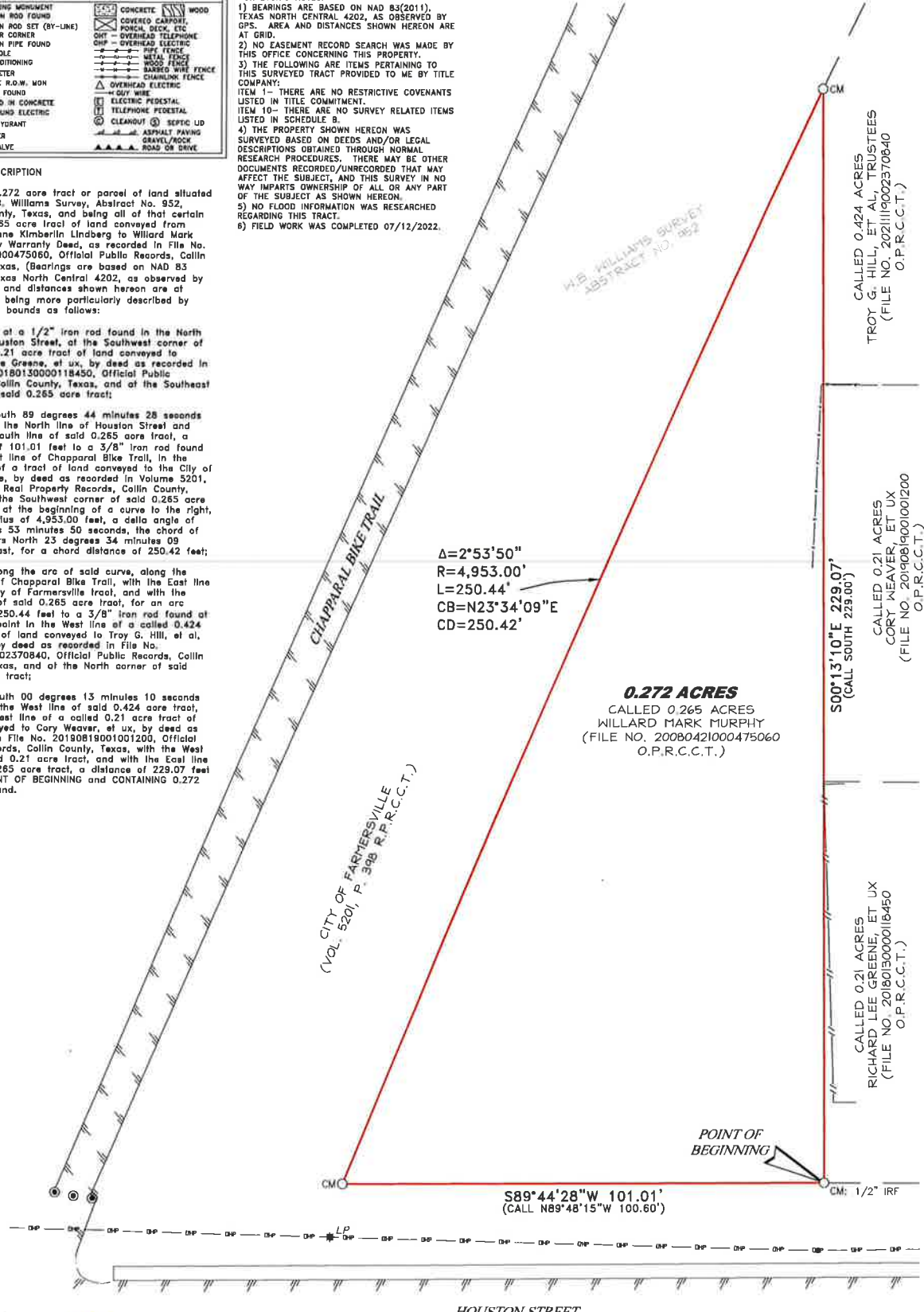
Received stamp:

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LEGEND	
CM CONTROLLING MONUMENT	CONCRETE
3/8" IRON ROD FOUND	COVERED CANYON, POLE, DICK, ETC.
1/2" IRON ROD SET (BY-LINE)	DHT - OVERHEAD TELEPHONE
POINT FOR CORNER	DP - OVERHEAD ELECTRIC
1/2" IRON PIPE FOUND	PIFF FENCE
POWER POLE	WOOD FENCE
A/C AIR CONDITIONING	APRIVAL PAVING
WATER METER	CHAIRLINK FENCE
CONCRETE R.D.B. MON	OVERHEAD ELECTRIC
ROD NAIL FOUND	GUY WIRE
"S" FOUND IN CONCRETE	ELECTRIC PEDESTAL
UNDERGROUND ELECTRIC	TELEPHONE PEDESTAL
FH FIRE HYDRANT	CLEANOUT
GAS METER	SEPTIC UD
WATER VALVE	GRAVEL/ROCK
	ROAD OR DRIVE

SURVEYOR'S NOTES:
 1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 3) THE FOLLOWING ARE ITEMS PERTAINING TO THIS SURVEYED TRACT PROVIDED TO ME BY TITLE COMPANY:
 ITEM 1 - THERE ARE NO RESTRICTIVE COVENANTS LISTED IN TITLE COMMITMENT.
 ITEM 10 - THERE ARE NO SURVEY RELATED ITEMS LISTED IN SCHEDULE D.
 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 6) FIELD WORK WAS COMPLETED 07/12/2022.

LEGAL DESCRIPTION
 Being a 0.272 acre tract or parcel of land situated in the W.B. Williams Survey, Abstract No. 952, Collin County, Texas, and being all of that certain called 0.265 acre tract of land conveyed from Patricia Anna Kimberlin Lindberg to Willard Mark Murphy, by Warranty Deed, as recorded in File No. 20080421000475060, Official Public Records, Collin County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod found in the North line of Houston Street, at the Southwest corner of a called 0.21 acre tract of land conveyed to Richard Lee Greene, et ux, by deed as recorded in File No. 20180130000118450, Official Public Records, Collin County, Texas, and at the Southeast corner of said 0.265 acre tract;
THENCE South 89 degrees 44 minutes 28 seconds West, with the North line of Houston Street and with the South line of said 0.265 acre tract, a distance of 101.01 feet to a 3/8" iron rod found in the East line of Chapparral Bike Trail, in the East line of a tract of land conveyed to the City of Farmersville, by deed as recorded in Volume 5201, Page 398, Real Property Records, Collin County, Texas, at the Southwest corner of said 0.265 acre tract, and at the beginning of a curve to the right, with a radius of 4,953.00 feet, a deflection angle of 02 degrees 53 minutes 50 seconds, the chord of which bears North 23 degrees 34 minutes 09 seconds East, for a chord distance of 250.42 feet;
THENCE along the arc of said curve, along the East line of Chapparral Bike Trail, with the East line of said City of Farmersville tract, and with the West line of said 0.265 acre tract, for an arc length of 250.44 feet to a 3/8" iron rod found at an angle point in the West line of a called 0.424 acre tract of land conveyed to Troy G. Hill, et al, Trustees, by deed as recorded in File No. 2021119002370840, Official Public Records, Collin County, Texas, and at the North corner of said 0.265 acre tract;
THENCE South 00 degrees 13 minutes 10 seconds East, with the West line of said 0.424 acre tract, with the West line of a called 0.21 acre tract of land conveyed to Cory Weaver, et ux, by deed as recorded in File No. 20190819001001200, Official Public Records, Collin County, Texas, with the West line of said 0.21 acre tract, and with the East line of said 0.265 acre tract, a distance of 229.07 feet to the **POINT OF BEGINNING** and CONTAINING 0.272 acres of land.



I, Tina Ballard RPLS No. 6746, do hereby certify to: Gardenias Homes LLC, Buyer, and Kane Tille, LLC in regards to G. F. No. 20220611538W, dated June 7, 2022: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all Improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

HOUSTON STREET FARMERSVILLE, TEXAS	
DATE:	07/13/2022
SCALE:	1" = 20'
JOB NO.:	2022-1058
CLIENT:	THE ROBINSON TEAM
TECHNICIAN:	AMN

BY: *Tina Ballard*
 TINA BALLARD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6746



BY-LINE SURVEYING LLC
 P.O. BOX 834
 Emon, TX 75440
 Ph: (903) 473-5150
 Firm No: 10194233
 www.bylinesurveying.com

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, November 14, 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 approximately 0.272 acres of land identified as Howell Addition, Block 5, Lots 11C and 18A situated in the W.B. Williams Survey, Abstract No. 952 located on the north side of Houston Street in an area generally east of the Chapparral Trail currently not assigned an address but fronting on Houston Street, Farmersville, Texas 75442 (the "Property") zoned for "SF-2 – Single Family Dwelling - 2" district uses, and which requested variances are as follows:

1. A variance from the minimum front yard setback requirements of Farmersville Code §§ 77-52(d)(3) allowing a reduction in the required minimum front yard setback from thirty feet (30') down to twenty feet (20') along the southern side of the Property adjacent to and facing onto Houston Street.

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

Agenda Section	Consent Agenda
Section Number	III.B. Public Hearing.
Subject	Variance Request 417 Summit St.
To	Mayor and Council Members
From	Ben White, City Manager
Date	November 14, 2023
Attachment(s)	Documents
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	
Action	NA



Farmersville
DISCOVER A TEXAS TREASURE



Board of Adjustment Application

Variance


Appeal

Today's Date: 8/28/2023

Contact Information			
Property Location: <u>417 Summit Street Farmersville TX 75442</u>			
<small>(street address)</small>			
Subdivision: <u>Coleman parcel ID R1049012018D1</u>		Lot: <u>18D</u>	Block <u>12</u>
Property Owner: <u>Geniya Talsky</u>			
<small>(Name)</small>		<small>(Address)</small>	<small>(City, State, & Zip Code)</small>
Property Owner is giving _____ authority to represent him/her at meeting.			
<small>(Applicant Name)</small>			
Property Owner Printed Name: <u>Geniya Talsky</u>		Property Owner Signature: <u><i>Geniya Talsky</i></u>	
<small>(Name)</small>		<small>(City, State, & Zip Code)</small>	
Applicant: _____			
<small>(Name)</small>		<small>(Address)</small>	<small>(City, State, & Zip Code)</small>
<small>(Email)</small>		<small>(Phone)</small>	
REQUEST			
Please list types requested:			
Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size	7,200	6,149	1,051
Lot Width			
Lot Depth			
Side Yard			
Side at Corner	30	20	10
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.			
Due to the ROW requirements as well as corner lot set backs of both sides needing to be 30' set backs, the lot size of the north proposed lot is under the city ordinance required size. I would like to be able to build the home as discussed with the city manager and staff to improve the area and add a new, beautiful, confirming residence to the area. I would be able to do that with this variance. If allowed the 10' corner setback change, it would also increase the north lot size in order to almost meet the city ordinance, reducing the need in variance for lot size by over 1,000sqft.			

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.

DocuSigned by:

_____ _____
Property Owner Signature (if different from applicant) Applicant's Signature
443445D800A247B...

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****OFFICE USE ONLY****

Seeking a variance from Farmersville Zoning Ordinance, Section No: _____

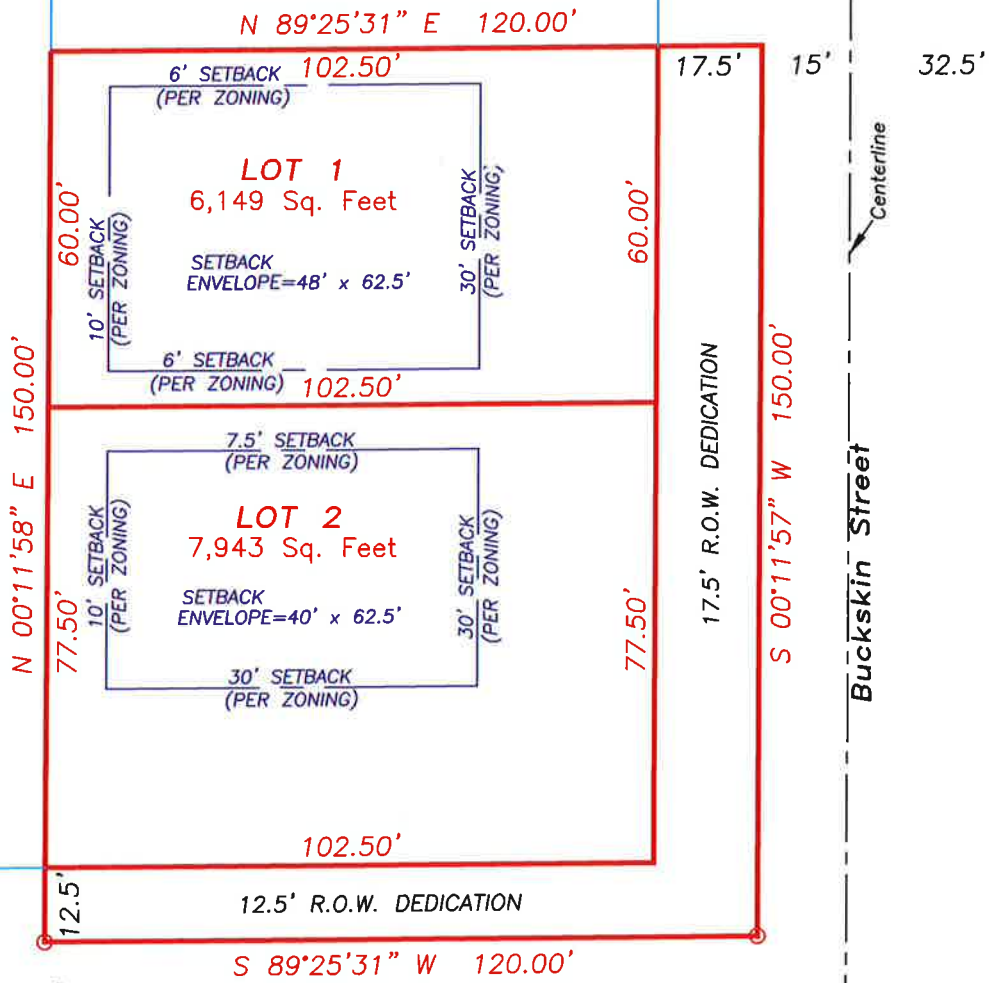
BOA Number: _____

Received stamp: _____

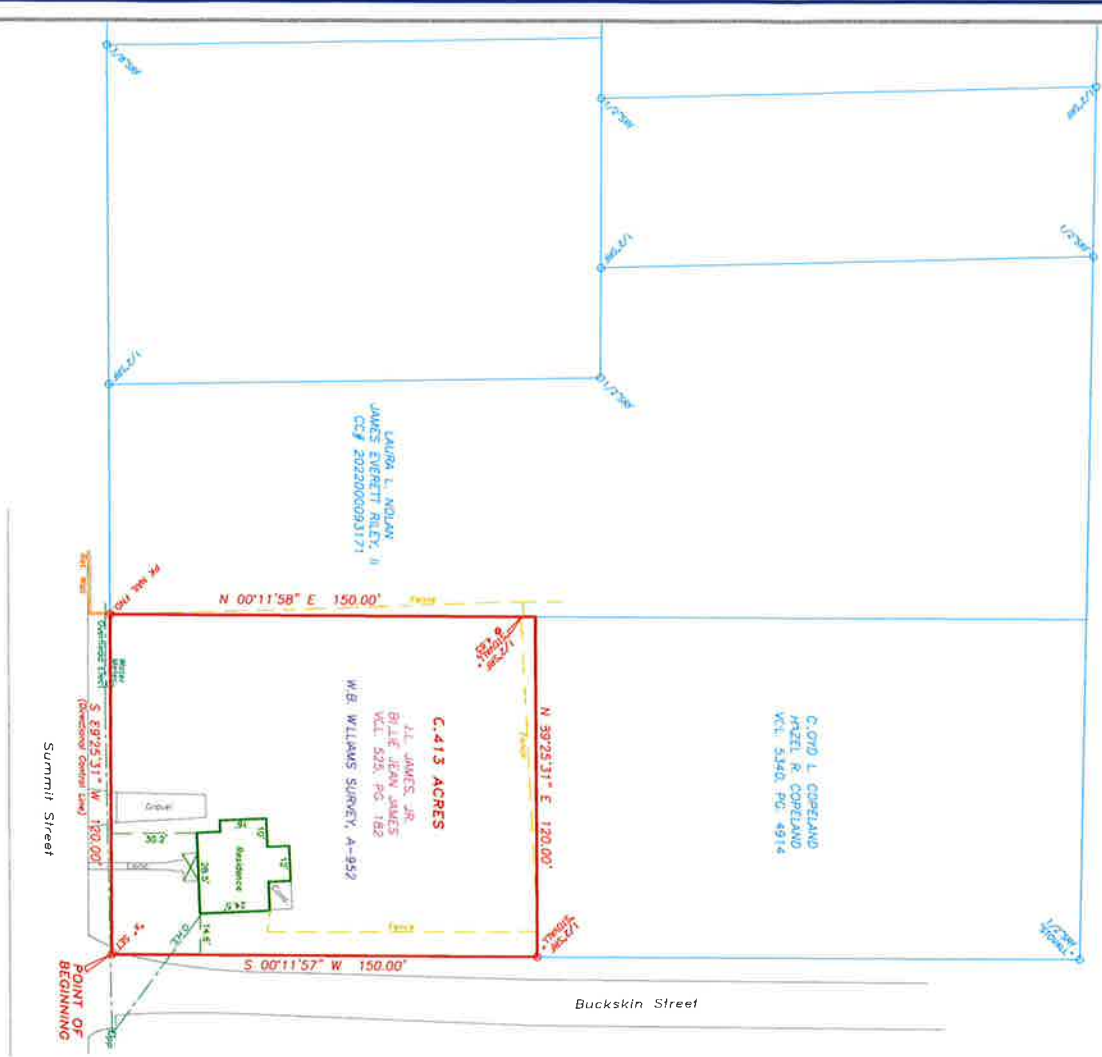


65' R.O.W.
COLLECTOR STREET
PER THOROUGHFARE PLAN
DESIGN STANDARDS

65' R.O.W.
COLLECTOR STREET
PER THOROUGHFARE PLAN
DESIGN STANDARDS



Santa Fe Street



STATE OF TEXAS
COUNTY OF COLLIN

DESCRIPTION

BEGINNING at an "X" set at the intersection of the North line of Summit Street with the West line of Buckskin Street, same being the Southeast corner of said James tract;

THENCE South 89 degrees 25 minutes 31 seconds West (Directional Control Line) 120.00 feet along the North line of said Summit Street to a PK nail found at the Southwest corner of said James tract;

THENCE North 00 degrees 11 minutes 58 seconds East, 150.00 feet along the West line of said James tract to a point of the North line of said Summit Street and at the Southwest corner of that tract of land described in deed to Clayd L. Copeland and Hazel R. Copeland as recorded in Volume 5340, Page 4914 of the Land Records of Collin County, Texas; from which a 1/2 inch steel rod found capped "Stovall" bears South 00 degrees 11 minutes 58 seconds West, 465 feet for witness;

THENCE North 89 degrees 25 minutes 31 seconds East, 120.00 feet along the North line of said James tract to a 1/2 inch steel rod found capped "Stovall" on the West line of said Buckskin Street, of the Northeast corner of said James tract; and at the Southeast corner of said Copeland tract;

THENCE South 00 degrees 11 minutes 57 seconds West, 150.00 feet along the West line of said Buckskin Street to the POINT OF BEGINNING, containing 0.413 acres of land



SMS = STEEL NAIL SET
SFR = STEEL ROD FOUND

Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions". The plot as shown herein was prepared from an on-the-ground survey performed under my supervision during the month of September, 2022; there are no visible intrusions, protrusions, overlapping of improvements, or conflicts found except as shown on the survey plot.

September 9, 2022



BOUNDARY SURVEY

0.413 ACRES
W.B. WILLIAMS SURVEY, A-952
CITY OF FARMERSVILLE
COLLIN COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bs@yahoo.com

CLIENT:
Estate of J.L. James, Jr. and Billie Jean James to William Letno

C.I.# 22-699853-MM
Address: 417 Summit
Drawn by: mlb
B.S.I. Job# 2209-003

417 Summit St A & B Proposed

Current Land size and Zoning:

- Total Lot Area: 17,755 sq. ft.
- Road Frontage on Summit St. 120 feet
- Road frontage on Buckskin St. 150 feet

Proposed Lot size(s):

- 2 South facing lots, each 60 wide x 150 deep - will require corner lot side set back variance to meet what is outlined in the city documents.
- 2 East facing lots, North lot: 60 wide x 120 deep and South lot: 90 wide x 120 deep to allow for the 30 foot corner side setback outlined in the city documents.

Proposed FloorPlan details

Square Footage Breakdown

- Total Heated Area: 1,552 sq. ft.

Beds/Baths

- Bedrooms: 3
- Full Bathrooms: 2

Foundation Type

- Foundations: Slab

Dimensions

- Width: 40' 0"
- Depth: 60' 6"
- Max Ridge Height: 27' 11"

Garage

- Type: Attached
- Area: 533 sq. ft.
- Count: 2 car
- Entry Location: Front

Community Aquisitions & Development LLC.
Geniya Talsky
(214) 799-1930 Cell
info@TalskyGroup.com



OUTDOOR LIVING
11/6 X 10/6

DINING
11/6 X 11/6
(9' CLG.)

VAULTED LIVING
13/0 X 18/6 +/-

MEDIA

VAULTED MASTER
12/0 X 14/0

(9' CLG.)

BKS.

DESK

PAN.

16/8 X 9/0 +/-
(9' CLG.)

REF

GARAGE
19/0 X 28/0 +/-

FOYER
(9' CLG.)

COVERED PORCH

BR. 2
10/0 X 10/2
(9' CLG.)

7/8x6/10 +/-

SHVS

(9' CLG.)

ENT

BR. 3
11/0 X 10/0
(14'-8" CLG.)

W



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