



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
January 10, 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 a tract of land identified as Willow Brook Park Estates Addition, Phase I, Block B, Lot 25

containing approximately 1.1660 acres, or 50,791 square feet, of land, more or less, more commonly known as 1421 Red Oak Circle 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 that encroaches into the side yard setback area subject to approval of the following requested variances:

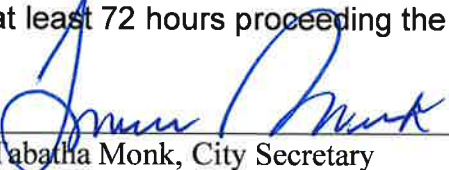
1. A variance from the minimum Side yard setback requirements of Farmersville Code § 77-52(c)(3) allowing a reduction in the required minimum side yard setback for an interior lot from ten percent (10%) of the lot width along each side of the Property, which equates to twenty-one feet (21') sideyard setback along each side thereof, from the required twenty-one foot (21') sideyard setback along the northeastern sideyard down to seventeen foot-six inches (17'-6") for a total reduction of three foot-six inches (3'-6") along that one side only of the Property.

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 January 5, 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

