



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
December 12, 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. CONSENT AGENDA

- A. ZBA Minutes (11-14-23)

IV. 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:

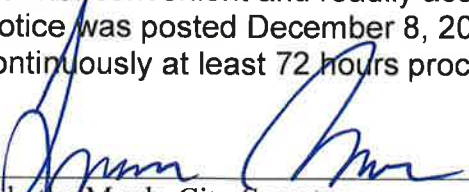
- (1) The Proposed Northern Lot 18D-A (fronting on Buckskin Street): A variance from the minimum lot area requirements of Farmersville Code § 77-46(d)(3) allowing a reduction in the required minimum lot area from seven thousand two hundred (7,200) square feet down to seven thousand one hundred seventy-five (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.

V. 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 December 8, 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





**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION MINUTES FOR
November 14, 2023, 5:30 P.M.**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 5:30 p.m. Councilmembers Ted Wagner, Terry Williams and Craig Coleman Strickland were present. Councilmembers Lance Hudson and Mike Henry were absent. City staff members Ben White, Tabatha Monk, Marsha Phillips and Greg Massey were present.

II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS

- Lecea Caspari came forward to address the Council asking the board to deny the variance request for 417 Summit Street.

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).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.

Mayor Wiebold opened the public hearing at 5:35 p.m.

- Lecea Caspari came forward to speak against this variance request.
- Mr. White updated the Council regarding this unusual shaped lot and their request for a variance.
- **Mayor Wiebold** and **Councilmember Strickland** had a few questions that were answered by Mr. White.

Mayor Wiebold closed the public hearing at 5:36 p.m.

- **Councilmember Williams** made a motion to approve the variance.
- **Councilmember Strickland** seconded the motion to approve.
- Motion carried unanimously (3-0).

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.

Mayor Wiebold opened the public hearing at 5:40 p.m.

- Mrs. Talsky, owner of the property, came forward to speak in favor of this variance.
- Lecea Caspari came forward to speak against this variance request.
- Mrs. Talsky addressed the reason for facing the builds facing Buckskin verses Summit St.

Mayor Wiebold closed the public hearing at 5:48 p.m.

- **Councilmember Strickland** had a few questions that were answered by the owner of the property, Mrs. Talsky.
- **Mayor Wiebold** spoke on his thoughts regarding these variances.
- **Councilmember Williams** made a motion to approve the variances.
- **Councilmember Wagner** seconded the motion to approve.
- Motion carried unanimously (3-0).

IV. ADJOURNMENT

Mayor Wiebold adjourned the meeting at 5:54 p.m.

APPROVE:

Bryon Wiebold, Mayor

ATTEST:

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	
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: 0 Houston St.
(street address)

Subdivision: Howell Addition Lot: 11C Block

Property Owner: Robert Bittle 2278 Bryant Ln. Fate, TX 75189
(Name) (Address) (City, State, & Zip Code)

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

Property Owner Printed Name: Robert Bittle Property Owner Signature: Robert Bittle

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

(Email) (Phone)

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.

<p>Items Submitted: Completed Application <input type="checkbox"/> Exhibit showing plot plan, site, elevations, or other paperwork <input type="checkbox"/></p> <p>I hereby certify that the above states are true and correct to the best of my knowledge.</p>	<p style="text-align: center;"><i>Robert Bittle</i></p> <p style="text-align: center;">Applicant's Signature</p>
<p>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.</p>	
<p>**OFFICE USE ONLY**</p>	
<p>Seeking a variance from Farmersville Zoning Ordinance, Section No:</p>	
<p>BOA Number:</p>	
<p>Received stamp:</p>	

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 Chapparal 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	
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: 8/28/2023

Contact Information

Property Location: 417 Summit Street Farmersville TX 75442
(street address)

Subdivision: Coleman parcel ID R1049012018D1 Lot: 18D Block 12

Property Owner: Geniya Talsky
(Name) (Address) (City, State, & Zip Code)

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

Property Owner Printed Name: Geniya Talsky Property Owner Signature: *Geniya Talsky*

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

(Email)

(Phone)

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			

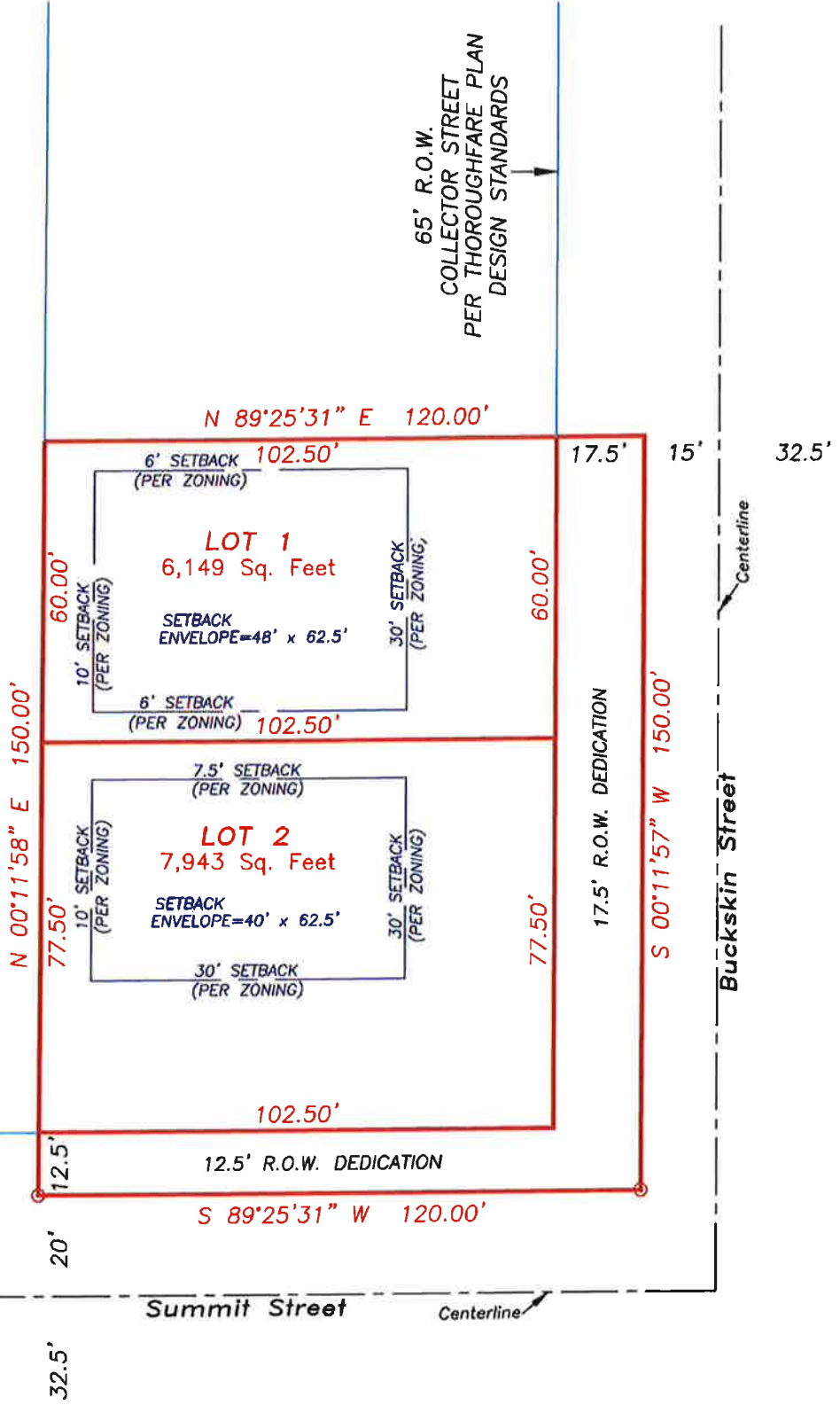
PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU ARE REQUIRED TO ATTACH INFORMATION TO SUPPORT YOUR REQUEST.

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.

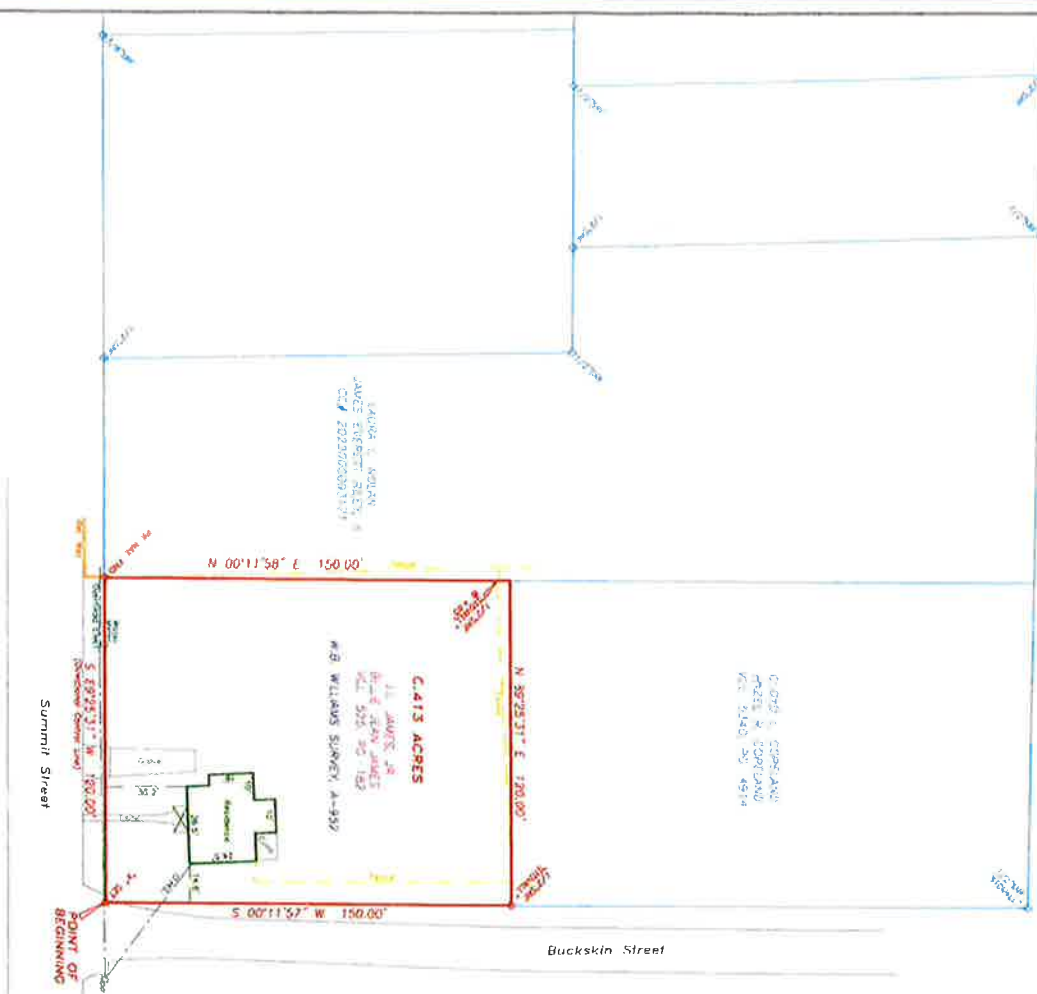


65' R.O.W.
COLLECTOR STREET
PER THOROUGHFARE PLAN
DESIGN STANDARDS

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



Section Fe Street



STATE OF TEXAS
COUNTY OF COLLIN

DESCRIPTION

BEING all that tract of land in the City of Farmersville, Collin County, Texas, out of the W.B. Williams Survey, A-952, and being all of that tract of land described in deed to W.B. Williams, Jr. and Billie Jean James as recorded in Volume 525, Page 182 of the Deed Records of Collin County, Texas, and being further described as follows:

BEGINNING at an "X" set at the intersection of the North line of Summit Street with the West line of Buckskin Street, some 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 pin 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 at the Northwest corner of said James tract, and at the Southwest corner of that tract of land described in deed to Olovo 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 "Stowall" bears South 00 degrees 11 minutes 58 seconds West, 463 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 "Stowall" on the West line of said Buckskin Street, at the Northwest 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



SEE - PITS AND ST
SEE - PITS AND ST
SEE - PITS AND ST

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

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

The plot as shown herein was prepared from an on-the-ground survey performed under my supervision during the month of September 2022. No visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plot.

September 9, 2022



William Leino
R.P.L.S. No. 5751

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 260
CADDO MILL, TX 75135
OFFICE: 214-498-8472
FAX: 972-782-7811
EMAIL: m.buoby_bsl@yahoo.com

CLIENT:

Estate of J.L.
James, Jr. and
Billie Jean James
to
William Leino

G.F.# 22-699853-MM

Address: 417 Summit

Drawn by: mib

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

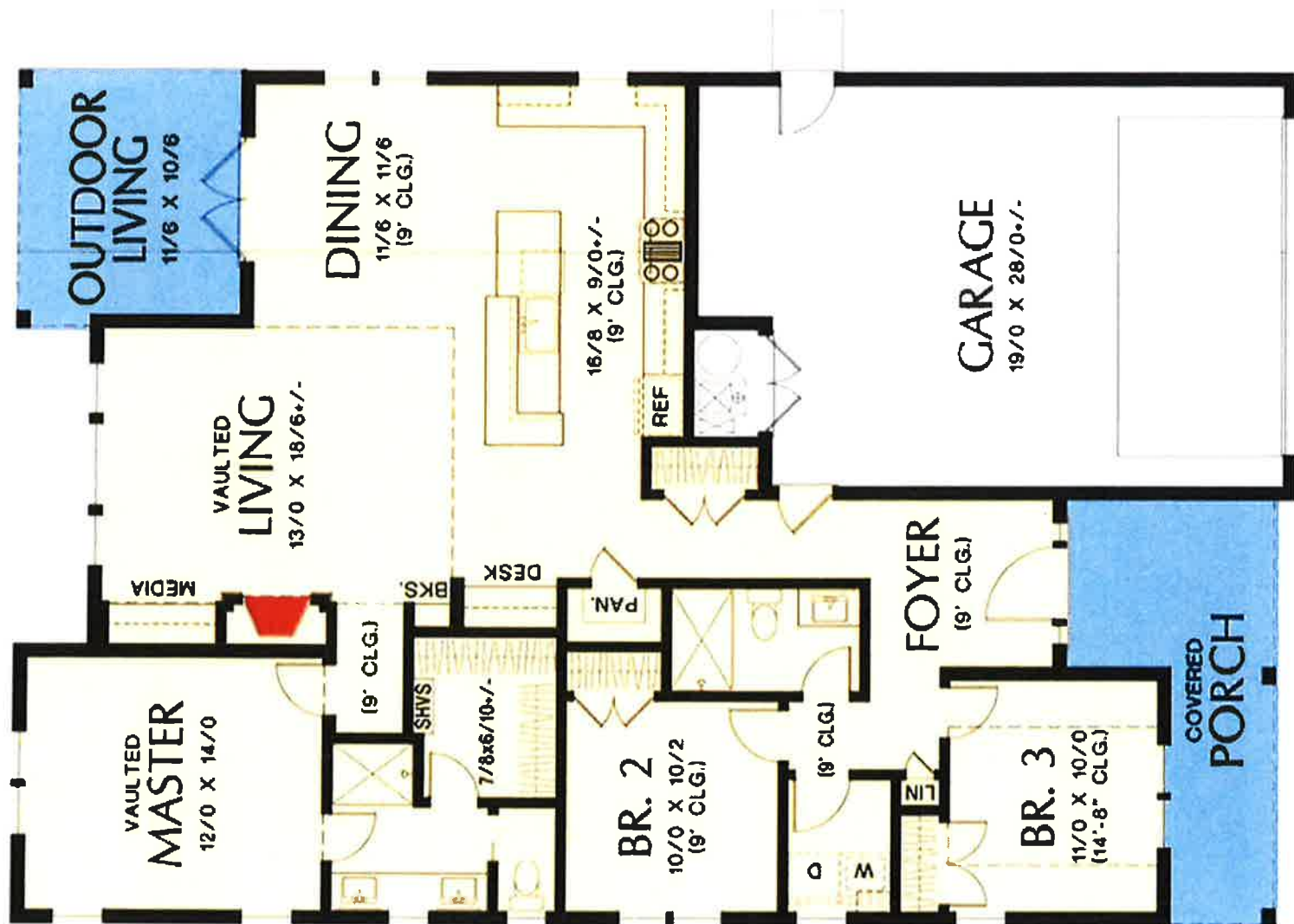
Dimensions

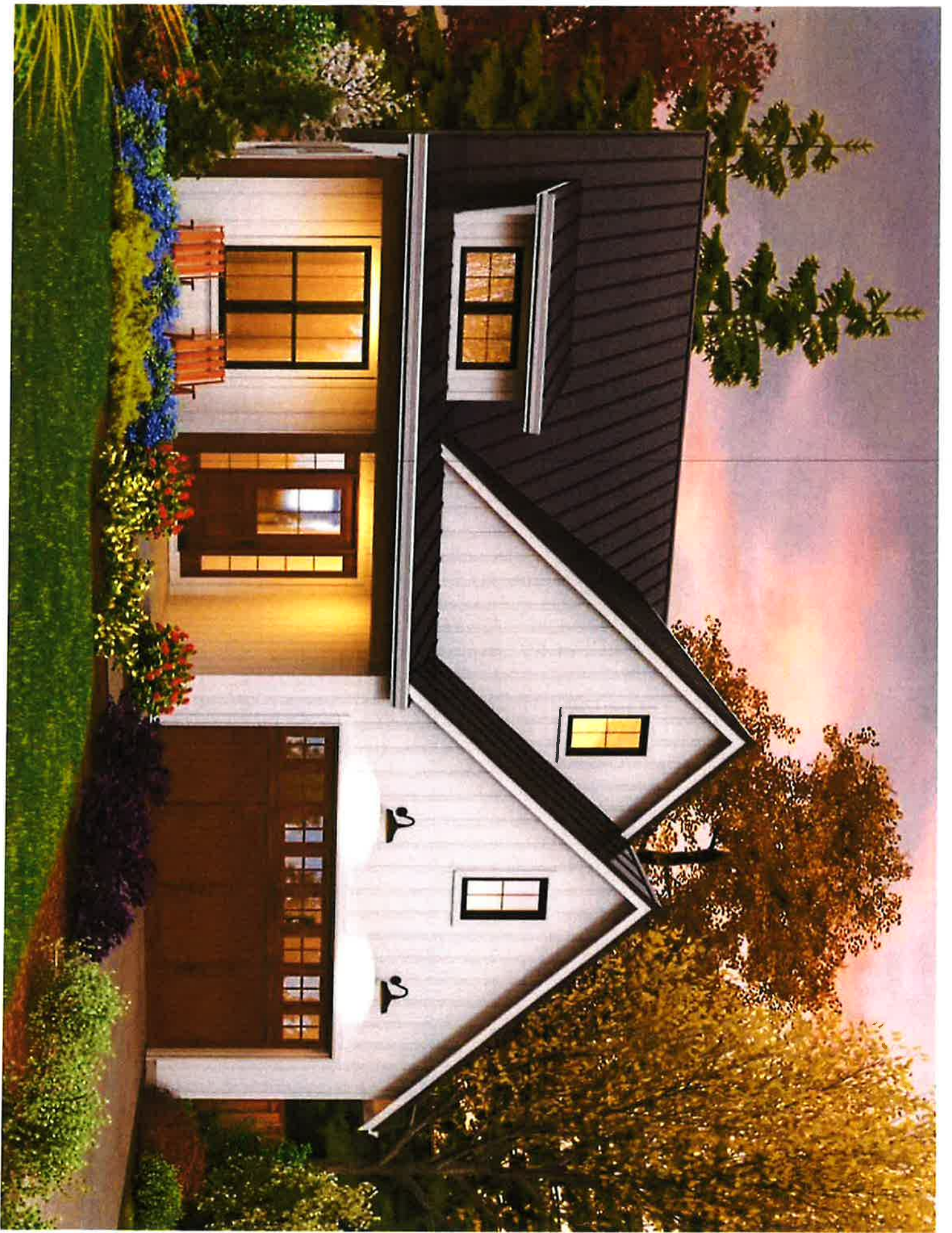
- Width: 40' 0"
- Depth: 60' 6"
- Max Ridge Height: 27' 11"

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





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 0.413 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.

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