



# MINUTES

FOR THE

## SEAGOVILLE BOARD OF ADJUSTMENTS

**Meeting scheduled to begin at 6:30 p.m.,**

**Monday, February 24, 2014**

in the Council Chambers of City Hall,

located at 702 North U.S. Highway 175 – Seagoville, Texas

### **I. CALL TO ORDER**

Vice-Chairperson Redd declared a quorum present and called the meeting to order at 6:45 p.m.

Board Members present: Board Member Sidney Sexton  
Board Member Jonathan Epps  
Vice-Chairperson Harold Redd  
Board Member Melvin Santiago

Board Member(s) absent: Chairperson Mike Fruin

City Staff present: Planning Technician/BOA Liaison Cindy Kintz

### **II. INVOCATION & PLEDGE OF ALLEGIANCE**

Board Member Sexton gave the invocation and the Board Members led in the Pledge of Allegiance.

### **III. APPROVAL OF MINUTES**

- A. Approval of the Minutes for the Board of Adjustments meeting held on August 26, 2013.
- B. Approval of the Minutes for the Board of Adjustments meeting held on October 24, 2013.

MOTION: Approve the minutes for the Board of Adjustments meetings held on August 26, 2013 and October 24, 2013.

FIRST: Board Member Sexton

SECOND: Board Member Epps

AYES: Board Member Sexton, Board Member Epps, Vice-Chairperson Redd  
and Board Member Santiago

NAYS: None

MOTION CARRIED: (4-0)

**IV. PUBLIC HEARINGS**

- A. **#V2014-01:** Conduct a public hearing to consider a variance request from Section 25.02.310 of the Zoning Ordinance for encroachment of a carport and porch into the required ten-foot side yard setback for an existing residence in Seagoville, Texas (Property Address: 1213 Van Street; Property Legal Description: Lot 14, Block A of the Briar Creek Village Addition, as recorded in Instrument No. 20080171338 of the Deed Records of Dallas County, Texas; Acreage: 0.092± acre).

*Applicant: Mabel Galvan Ayala*

1. Open public hearing and receive staff report and public comments.

Vice-Chairperson Redd opened the public hearing at 6:47 p.m.

Roberto Ayala (Applicant's Husband) – 1213 Van Street – Through an interpreter, he spoke in favor of the request and provided further information regarding his wife's request to the Board.

2. Close public hearing.

Vice-Chairperson Redd closed the public hearing at 7:01 p.m.

3. Discuss and take action on Variance Request #V2014-01.

The Board held a brief discussion.

*FIRST MOTION:* Approve Variance Request #V2014-01.

FIRST: Board Member Santiago

SECOND: Vice-Chairperson Redd

AYES: Board Member Santiago and Vice-Chairperson Redd

NAYS: Board Member Epps and Board Member Sexton

MOTION DENIED: (2-2)

**SECOND MOTION:** The applicant, Mabel Galvan Ayala, has a total of ninety days (until May 26, 2014) to remove the two-foot portion of the deck/porch that is encroaching into the ten-foot side yard setback.

**FIRST:** Vice-Chairperson Redd                      **SECOND:** Board Member Sexton

**AYES:** Vice-Chairperson Redd, Board Member Sexton, Board Member Epps and Board Member Santiago

**NAYS:** None

**MOTION CARRIED:** (4-0)

- B. **#V2014-02:** Conduct a public hearing to consider a variance request from Section 25.02.153(b) and (c) of the Zoning Ordinance for encroachment of a detached garage into the required six-foot side yard and twenty-four foot rear yard setbacks for an existing residence in Seagoville, Texas (Property Address: 518 Stafford Street; Property Legal Description: Lot 22, Block I of the Phillip Pirozzo Unrecorded Survey, as recorded in Instrument No. 201100009330 of the Deed Records of Dallas County, Texas; Acreage: 0.258± acre).

*Applicant: Curtis Dickson, Jr.*

1. Open public hearing and receive staff report and public comments.

Vice-Chairperson Redd opened the public hearing at 7:14 p.m.

2. Close public hearing.

Vice-Chairperson Redd closed the public hearing at 7:35 p.m.

3. Discuss and take action on Variance Request #V2014-02.

**MOTION:** Approve Variance Request #V2014-02.

**FIRST:** Board Member Epps                      **SECOND:** Board Member Sexton

**AYES:** Board Member Epps, Board Member Sexton, Vice-Chairperson Redd and Board Member Santiago

**NAYS:** None

**MOTION CARRIED:** (4-0)

**V. ADJOURNMENT**

MOTION: Adjourn the meeting at 7:39 p.m.

FIRST: Board Member Epps

SECOND: Board Member Sexton

AYES: Board Member Epps, Board Member Sexton, Vice-Chairperson Redd  
and Board Member Santiago

NAYS: None

MOTION CARRIED: (4-0)

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**HAROLD REDD  
VICE-CHAIRPERSON**

**ATTEST:**

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**CINDY KINTZ, PLANNING TECHNICIAN  
AND BOARD OF ADJUSTMENTS LIAISON**