



AGENDA

FOR THE

SEAGOVILLE BOARD OF ADJUSTMENTS

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

Monday, June 27, 2016

in the Council Chambers of City Hall,
located at 702 North U.S. Highway 175 – Seagoville, Texas

I. **CALL TO ORDER**

II. **INVOCATION & PLEDGE OF ALLEGIANCE**

III. **ELECT THE FOLLOWING TWO (2) BOARD POSITIONS
(TERMS EXPIRE IN JUNE 2017):**

A. CHAIRPERSON

B. VICE-CHAIRPERSON

[At this time, the Board Chair will swear in members of the public wishing to speak and/or provide testimony during the public hearing(s).]

IV. **PUBLIC HEARINGS**

A. **#V2016-01:** Conduct a public hearing and discuss and consider a request from Pedro Ruiz for a variance from Section 25.02.083(b) of the city's Zoning Ordinance for an eight-foot encroachment into the side yard setback for a storage room and carport for an existing residence on 0.29± acre located on Lot 19, Block A of the Cedar Ridge Estates Addition more commonly known as 2711 Lauren Way as recorded in Instrument No. 201000111315 of the Deed Records of Dallas County, Seagoville, Texas.

B. **#V2016-03:** Conduct a public hearing and discuss and consider a request from David Mackey with the Dallas County Housing Replacement Program on behalf of property owner Charles Sowell for three (3) variances from the city's Zoning Ordinance for a replacement dwelling on 0.12± acre located on Lot 5, Block 2 of the G. T. Sullivan Addition more commonly known as 511 Dice

BOA Agenda (continued)

Street as recorded in Volume 97169, Page 439 of the Deed Records of Dallas County, Seagoville, Texas.

The applicant has requested three variances from the development standards in the Residential-5 Zoning District, as follows:

- a. A variance from Section 25.02.153.a.1 for a five-foot encroachment into the thirty-foot front yard setback with the lot being fifty foot in width by one-hundred feet in depth;
- b. A variance from Section 25.02.153.i (minimum fourteen hundred square feet) for a three hundred and ninety-two square foot variance for the area of dwelling to be a total of 1,008 square feet for the dwelling; and
- c. A variance from Section 25.02.153.l from providing a 400 square foot minimum two-car garage.

V. ADJOURNMENT OF THE BOARD OF ADJUSTMENTS MEETING

VI. THE BOARD WILL MOVE DIRECTLY INTO THE BUILDING AND STANDARDS COMMISSION MEETING

AGENDA

FOR THE

SEAGOVILLE BUILDING AND STANDARDS COMMISSION

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

Monday, June 27, 2016

in the Council Chambers of City Hall,

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

VII. CALL THE BUILDING AND STANDARDS COMMISSION MEETING TO ORDER

BSC Agenda (continued)

VIII. APPROVAL OF MINUTES

- A. Approval of the Minutes for the Board of Adjustments acting in the capacity of the Building and Standards Commission meeting held on February 19, 2016.

IX. PUBLIC HEARING(S)

- A. **#SV2016-02**: Conduct a public hearing and discuss and consider a request from Aveda Enterprises Inc. for three (3) variances from Section 21.09.006 of the city's Sign Ordinance for a pole sign at an existing business on 1.371± acres located on Tract 8 of the Herman Heider Survey, Abstract No. 541, Page 505 more commonly known as 2817 North U.S. Highway 175 as recorded in Instrument No. 201500274088 of the Deed Records of Dallas County, Seagoville, Texas.

The applicant has requested three variances from the pole sign standards in the city's Sign Ordinance, as follows:

- a. To exceed by an additional forty feet in height for a total height of sixty feet (maximum is twenty feet in height);
- b. To exceed by an additional one-hundred and five square feet in size for a total size of one-hundred and sixty-five square feet (maximum size is sixty square feet); and
- c. On less than a three acre minimum lot size (the property is 1.371± acres and the minimum lot size for a pole sign is three acres).

X. ADJOURNMENT OF THE SEAGOVILLE BUILDING AND STANDARDS COMMISSION MEETING

Persons with disabilities who plan to attend this meeting and who may need special assistance should contact the City Secretary's Office or Planning Technician Cindy Kintz at 972-287-2050 at least two (2) business days prior to the meeting so that appropriate accommodations can be made.

CERTIFICATION

I, the undersigned authority, do hereby certify that the attached agenda of meeting of the Seagoville Board of Adjustments and the Seagoville Building and Standards Commission are a true and correct copy and that I posted a true and correct copy of said notice on the glass entry way of Seagoville City Hall, facing outward, a place readily accessible to the general public at all times, and said Notice was posted on the 23rd day of June 2016, before 5:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

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

I certify that the attached agenda of items to be considered by the Board of Adjustments and the Seagoville Building and Standards Commission were removed by me from the Seagoville City Hall glass entryway on the _____ day of _____, 2016 at ____:____ a.m./p.m.

_____ Title: _____