



AGENDA

FOR THE

SEAGOVILLE BOARD OF ADJUSTMENTS

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

Thursday, July 21, 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. APPROVAL OF MINUTES

- A. Approval of the Minutes for the Board of Adjustments meeting and the Board of Adjustments acting in the capacity of the Building and Standards Commission meeting both held on June 27, 2016.
- B. Approval of the Minutes for the Board of Adjustments training meeting with City Attorney Alexis Allen held in conjunction with members of the City Council and Planning & Zoning Commission on July 12, 2016.

[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. **#V2016-05:** 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 Jean Reynolds for two variances from the city's Zoning Ordinance for a replacement dwelling on 0.74± acre located on Block B of the McClung Acres Addition more commonly known as 412 Baker Street as found in the Deed Records of Dallas County, Seagoville, Texas.

BOA Agenda (continued)

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

- a. A variance from Section 25.02.153(i) for a three hundred and fifty square foot variance from the area of dwelling (minimum fourteen hundred square feet) for a total of 1,050 square feet for the dwelling; and
 - b. A variance to waive the requirement in Section 25.02.153(l) of a 400 square foot minimum two-car garage.
- B. **#V2016-06:** Conduct a public hearing and discuss and consider a request from Karl Jr. and Heather Boss for a variance from Section 2(d)(d) of the city's Planned Development Ordinance No. 30-03 for a four foot encroachment into the fifteen foot rear yard setback for a covered patio on 0.21± acre located on Lot 26, Block E of the Highland Meadows Addition, Phase IIA more commonly known as 2701 Old Farm Drive as recorded in Instrument No. 201600083280 of the Deed Records of Dallas County, Seagoville, Texas.
- C. **#V2016-07:** Conduct a public hearing and discuss and consider a request from Refugio and Maria Rizo for a variance from Section 25.02.310 of the city's Zoning Ordinance for a three foot encroachment into the ten foot side yard setback for a small room addition on 0.09± acre located on Lot 1, Block C of the Briar Creek Village Addition more commonly known as 1100 Vincent Drive as recorded in Volume 99080, Page 6359 of the Deed Records of Dallas County, Seagoville, Texas.
- D. **#V2016-08:** Conduct a public hearing and discuss and consider a request from Christopher Braggs for a variance from Section 25.02.153(b) of the city's Zoning Ordinance for a four foot encroachment into the six foot side yard setback for a storage building on 0.40± acre located on Lot 13, Block H of the Unrecorded Phillip Pirozzo Survey more commonly known as 501 Armstrong Road as recorded in Instrument No. 200600109460 of the Deed Records of Dallas County, Seagoville, Texas.

V. ADJOURNMENT

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.

BOA Agenda (continued)

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 15th day of July 2016, by 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: _____