



MINUTES

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. Chairperson Yearout declared a quorum present and called the meeting to order at 6:30 p.m.

Board Members present: Chairperson Jerry Yearout
Vice-Chairperson George Edwards
Boardmember Nancy Ashley
Boardmember Sidney M. Sexton, Jr.
Boardmember Mildred Thompson
Alternate #2 Lorin Mullens

Boardmember(s) absent: Alternate #1 Peggy Day

City Staff present: Building Official Ladis Barr and
Planning Technician/BOA Liaison Cindy Kintz

- II. Boardmember Sexton gave the invocation and the Boardmembers led in reciting of the Pledge of Allegiance.
- III.A. Boardmember Thompson made a motion, seconded by Boardmember Sexton, to elect Jerry Yearout as chairperson of the Board of Adjustments to a one-year term that will expire in June 2017. With no other nominations made, a vote was cast 5 in favor, 0 against.
- III.B. Boardmember Thompson made a motion, seconded by Boardmember Ashley, to elect George Edwards as vice-chairperson of the Board of Adjustments to a one-year term that will expire in June 2017. With no other nominations made, a vote was cast 5 in favor, 0 against.

[At this time, Chairperson Yearout administered the oath to members of the audience providing testimony during the public hearings.]

[Chairperson Yearout read aloud the definition of an unnecessary “true” hardship.]

IV. PUBLIC HEARINGS

- A. #V2016-01: Chairperson Yearout opened the public hearing at 6:35 p.m. to hear the request of 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 located on Lot 19, Block A of the Cedar Ridge Estates Addition more commonly known as 2711 Lauren Way, Seagoville, Texas. Speaking in favor of the request was the applicant, Pedro Ruiz, 2711 Lauren Way, Seagoville, Texas. No one spoke in opposition to the request. Chairperson Yearout closed the public hearing at 6:40 p.m.

Following a brief discussion, Boardmember Sexton made a motion, seconded by Boardmember Thompson, to deny the request of Pedro Ruiz for an eight-foot encroachment into the side yard setback for a storage room and carport for an existing residence located on Lot 19, Block A of the Cedar Ridge Estates Addition more commonly known as 2711 Lauren Way, Seagoville, Texas. A vote was cast 5 in favor, 0 against. The request was denied.

- B. #V2016-03: Chairperson Yearout opened the public hearing at 6:44 p.m. to hear the request of 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 being (1) 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; (2) 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 (3) a variance from Section 25.02.153.l from providing a 400 square foot minimum two-car garage for a replacement dwelling located on Lot 5, Block 2 of the G. T. Sullivan Addition more commonly known as 511 Dice Street, Seagoville, Texas.

Speaking in favor of the request was the applicant, David Mackey – 411 Elm Street, 3rd Floor, Dallas, Texas. After being administered the oath, Danny Sowels (brother to Charles Sowell) – 405 Washington Street, Seagoville, Texas – spoke in favor of the request. No one spoke in opposition to the request. Chairperson Yearout closed the public hearing at 6:54 p.m.

- Following a brief discussion, Boardmember Sexton made a motion, seconded by Boardmember Ashley, to approve the request of 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 being (1) a variance for a five-foot encroachment into the thirty-foot front yard setback; (2) a variance for a three hundred and ninety-two square foot variance for the area of dwelling; and (3) a variance from providing a 400 square foot minimum two-car garage for a replacement dwelling located on Lot 5, Block 2 of the G. T. Sullivan Addition more commonly known as 511 Dice Street, Seagoville, Texas. A vote was cast 5 in favor, 0 against. The request was approved.
- V. The Seagoville Board of Adjustments meeting adjourned at 6:55 p.m.
- VI. The Board moved directly into the Building and Standards Commission meeting.

MINUTES
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. Chairperson Yearout declared a quorum present and called the meeting to order at 6:56 p.m.
- VIII. Boardmember Thompson made a motion, seconded by Boardmember Sexton, to approve the minutes for the Board of Adjustments acting in the capacity of the Building and Standards Commission meeting held on February 19, 2016 as written. A vote was cast 5 in favor, 0 against.
- IX. PUBLIC HEARING
- A. #SV2016-02: Chairperson Yearout opened the public hearing at 6:58 p.m. to hear the request of Aveda Enterprises Inc. for three (3) variances from Section 21.09.006, *Pole Signs*, of the city's Sign Ordinance being (1) to exceed by an additional forty feet in height (for a total height of sixty feet); (2) 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); and (3) on less than a three acre minimum lot size for a pole sign at an existing business located on Tract 8 of the Herman Heider Survey, Abstract No. 541, Page 505 more commonly known as 2817 North U.S. Highway 175, Seagoville, Texas. Speaking in favor of the request, and after being administered the oath, was the applicant, Anis Walimohammad representing Aveda Enterprise Inc. – 4453 Young Drive, Carrollton, Texas 75010 – and the applicant’s engineer, Nick (Noor) Ali with Texas Signs Inc. – 11034 Shady Trail #128, Dallas, Texas 75229. No one spoke in opposition to the request. Chairperson Yearout closed the public hearing at 7:14 p.m.

Following a discussion, Vice-Chairperson Edwards made a motion, seconded by Boardmember Sexton, to table Sign Variance Request #SV2016-02 until the next Building and Standards Commission meeting. A vote was cast 5 in favor, 0 against.

- X. The Seagoville Building and Standards Commission meeting adjourned at 7:14 p.m.

JERRY YEAROUT
CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHNICIAN
AND BOARD OF ADJUSTMENTS LIAISON