



MINUTES

FOR THE

SEAGOVILLE BOARD OF ADJUSTMENTS

Meeting scheduled to begin at 7:00 p.m.,

Monday, January 10, 2011

in the Council Chambers of City Hall,

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

CHAIRPERSON	BILL CHAMBLISS
VICE-CHAIRPERSON	MIKE FRUIN
BOARD MEMBER	SANDRA ROGERS
BOARD MEMBER	MILDRED THOMPSON
BOARD MEMBER	TERRI ASHMORE
ALTERNATE #1	JONATHAN EPPS
ALTERNATE #2	(VACANT)

I. **CALL TO ORDER**

Board Members present: Board Member Terri Ashmore
Chairperson Bill Chambliss
Alternate #1 Jonathan Epps
Board Member Mildred Thompson

Board Member(s) absent: Vice-Chairperson Mike Fruin
Board Member Sandra Rogers

City Staff present: Chief Building Official Ron Harness
Planning Technician/BOA Liaison Cindy Kintz

II. **INVOCATION & PLEDGE OF ALLEGIANCE**

Board Member Thompson 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 November 8, 2010.
- B. Approval of the Minutes for the Housing Standards Commission meeting held on November 8, 2010.

MOTION: Approve the minutes for both the Board of Adjustments meeting held on November 8, 2010 and the Housing Standards Commission meeting held on November 8, 2010.

FIRST: Alternate #1 Epps

SECOND: Board Member Ashmore

AYES: Alternate #1 Epps, Board Member Ashmore, Chairperson Chambliss and Board Member Thompson.

NAYS: None

MOTION CARRIED: (4-0)

IV. **PUBLIC HEARINGS**

- A. **#V2011-01**: Conduct a public hearing to consider a request for two zoning variances on the subject properties located at 1700, 1900 and 1906 Seagoville Road in Seagoville, Texas (properties legal descriptions: Tract 8.1, Tract 14.1 Tract 14.2, and Tract 17 in the Herman Heider Survey, Abstract No. 541, Page 475 and 480, as recorded in Instrument Nos. 201000021662, 201000074185 and 201000122212 in the Deed Records of Dallas County, Texas; total acreage: 14.154± acres; zoning district: Single-Family Residential-5).

Applicant: Dallas Independent School District.

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

1. To exceed the maximum height limit to allow for the construction of a new elementary school; and/or
2. To exceed the maximum fence height limit in the front yard setback to allow for the construction of a new elementary school and accessory-related structures within the front yard setbacks along Seagoville Road; future expansion of Alto Road; and two new roads to be constructed in the future.

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

Chairperson Chambliss opened the public hearing at 7:03 p.m.

Chief Building Official Ron Harness presented both of the variance requests to the Board.

Karl Crawley with Masterplan (applicant's representative) – 900 Jackson Street, Suite 640, Dallas, Texas 75201 – briefed the Board on the new elementary school and the reasons for the two variance requests.

2. Close public hearing;

Chairperson Chambliss closed the public hearing at 7:09 p.m.

3. Discuss and take action on Variance Request #V2011-01 as follows:
(*Two separate motions for each variance requested*)

- A. To exceed the maximum height limit and
- B. To exceed the maximum fence height limit in the front yard setback

MOTION: Approve the two variance requests to exceed the maximum height limit and to exceed the maximum fence height limit in the front yard setback on the subject properties located at 1700(2), 1900 and 1906 Seagoville Road.

FIRST: Board Member Thompson SECOND: Board Member Ashmore

AYES: Board Member Thompson, Board Member Ashmore, Chairperson Chambliss, and Alternate #1 Epps.

NAYS: None

MOTION CARRIED: (4-0)

- B. **#V2011-02**: Conduct a public hearing to consider a request for a zoning variance to the rear yard setback requirement on the subject property located at 412 West Malloy Bridge Road in Seagoville, Texas (property legal description: Tract 4, in the H. D. Bohannon Survey, Abstract No. 178, as recorded in Volume 91252, Page 1354 in the Deed Records of Dallas County, Texas; acreage: 1.133± acres; zoning district: Single-Family Residential-5).

Applicant: Solid Rock Apostolic Church (Latter Rain Apostolic Church Inc.).

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

Chairperson Chambliss opened the public hearing at 7:11 p.m.

Chief Building Official Ron Harness presented the variance request to the Board.

Jerry Armstrong (property owner directly to the south of the subject property) – 502 West Malloy Bridge Road, Seagoville, Texas 75159 – spoke in opposition to the variance request.

Pastor Kenneth Hester (applicant's representative) – 412 West Malloy Bridge Road, Seagoville, Texas 75159 – briefed the Board on the reasons for the variance request.

2. Close public hearing;

Chairperson Chambliss closed the public hearing at 7:20 p.m.

3. Discuss and take action on Variance Request #V2011-02.

MOTION: Deny the variance request to the rear yard setback requirement on the subject property located at 412 West Malloy Bridge Road.

FIRST: Board Member Thompson SECOND: Board Member Ashmore

AYES: Board Member Thompson, Board Member Ashmore, Chairperson Chambliss, and Alternate #1 Epps.

NAYS: None

MOTION CARRIED: (4-0)

V. **REQUESTS AND PRESENTATIONS**

- A. Consider setting the date for the next meeting of the Housing Standards Commission.

The commissioners decided to conduct the next meeting of the Housing Standards Commission on Monday, February 7, 2011.

VI. **ADJOURNMENT**

MOTION: Adjourn the meeting at 7:24 p.m.

FIRST: Alternate #1 Epps SECOND: Board Member Ashmore

AYES: Alternate #1 Epps, Board Member Ashmore, Chairperson Chambliss, and Board Member Thompson.

NAYS: None

MOTION CARRIED: (4-0)

**BILL CHAMBLISS
CHAIRPERSON**

ATTEST:

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