



AGENDA

FOR THE

SEAGOVILLE BOARD OF ADJUSTMENTS

Meeting scheduled to begin at 6:00 p.m.,

Thursday, January 5, 2012

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	MILDRED THOMPSON
BOARD MEMBER	JONATHAN EPPS
BOARD MEMBER	JOHN PLAYER
ALTERNATE #1	(VACANT)
ALTERNATE #2	(VACANT)

I. **CALL TO ORDER**

II. **INVOCATION & PLEDGE OF ALLEGIANCE**

III. **APPROVAL OF MINUTES**

A. Approval of the Minutes for the Housing Standards Commission meeting held on February 7, 2011.

IV. **PUBLIC HEARINGS**

A. **#V2012-01:** Conduct a public hearing to consider a request for a sign variance on the subject property located 464± feet southeast of Adkins Street and 737± feet southwest of Hall Road in Seagoville, Texas (Property Physical Address: 1105 North U.S. Highway 175, Property Legal Description: Tract 14 in the G. S. Carpenter Survey, Abstract No. 367, Page 715, as recorded in Instrument No. 200000857793 in the Deed Records of Dallas County, Texas; Total Acreage: 0.2± acres; Zoning District(s): Commercial and U.S. Highway 175 Overlay).

Applicant: *Public Autos Sales.*

The applicant has requested two variances from the Sign Ordinance (No. 04-07) as follows:

1. To exceed the maximum height limit for a pole sign; and/or
2. To exceed the maximum size/area limit for a pole sign.

(After careful consideration, City Staff determined the variance request would be for an existing legal non-conforming sign. Expansion of a legal non-conforming sign is not allowed. Therefore, the application fee has been returned to the applicant and the public hearing for this sign variance request has been cancelled.)

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1. Open public hearing and receive staff report and public comments;
 2. Close public hearing;
 3. Discuss and take action on Variance Request #V2012-01 as follows:
(Two separate motions for each variance requested)

- A. To exceed the maximum height limit for a pole sign; and
- B. To exceed the maximum size/area limit for a pole sign.

- B. **#V2012-02:** Conduct a public hearing to consider a request for two sign variances on the subject property located 354± feet southeast of U.S. Highway 175 Service Road and 561± feet northeast of North Kaufman Street in Seagoville, Texas (Property Physical Address: 200 Hall Road; Property Legal Description: Tract 24.1 in the R. D. Fallon Survey, Abstract No. 489, Page 781, as recorded in Volume 86067, Page 1403 of the Deed Records of Dallas County, Texas; Total Acreage: 0.5± acres; Zoning District(s): Commercial).

Applicant: *Frank Duggan.*

The applicant has requested two variances from the Sign Ordinance (No. 04-07) as follows:

1. To exceed the maximum height limit for a pole sign; and/or
2. To exceed the maximum size/area limit for a pole sign.

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1. Open public hearing and receive staff report and public comments;
 2. Close public hearing;
 3. Discuss and take action on Variance Request #V2012-02 as follows:
(Two separate motions for each variance requested)

- A. To exceed the maximum height limit for a pole sign; and
- B. To exceed the maximum size/area limit for a pole sign.

V. **REQUESTS AND PRESENTATIONS**

None.

VI. **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.

This is an Open Meeting of the Board of Adjustments and attendees may include member(s) of City Council attending in the capacity of interested citizens. A Council quorum is not expected nor sought. No City Council deliberations will be conducted nor will any City Council action take place at this meeting.

CERTIFICATION

I, the undersigned authority, do hereby certify that the attached agenda of meeting of the Seagoville Board of Adjustments is 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 29th day of December 2011, 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.

