



# MINUTES

FOR THE

## SEAGOVILLE BOARD OF ADJUSTMENTS

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

**Monday, September 24, 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	JONATHAN EPPS
BOARD MEMBER	MELVIN SANTIAGO
BOARD MEMBER	HAROLD REDD
ALTERNATE #1	(VACANT)
ALTERNATE #2	(VACANT)

### I. CALL TO ORDER

Board Members present: Chairperson Bill Chambliss  
Board Member Harold Redd  
Vice-Chairperson Mike Fruin  
Board Member Melvin Santiago

Board Member(s) absent: Board Member Jonathan Epps

City Staff present: Planning Technician/BOA Liaison Cindy Kintz

### II. INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chairperson Fruin 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 July 23, 2012.

MOTION: Approve the minutes for the Board of Adjustments meeting held on

July 23, 2012.

FIRST: Board Member Redd

SECOND: Vice-Chairperson Fruin

AYES: Board Member Redd, Vice-Chairperson Fruin, Chairperson Chambliss and Board Member Santiago.

NAYS: None

MOTION CARRIED: (4-0)

#### IV. **PUBLIC HEARINGS**

- A. **#V2012-06:** Conduct a public hearing to consider a variance request to the Sign Ordinance to allow for a multitenant sign to be erected on an existing pole on the subject property located at 110 North U.S. Highway 175 in Seagoville, Texas (Property Legal Description: Lot 3A, in the Seagoville Plaza Addition, as recorded in Instrument No. 201100233054 of the Deed Records of Dallas County, Texas; Acreage: 0.879± acre; Zoning Districts: Local Retail and U.S. Highway 175 Overlay).

*Applicant: Wells Fargo Bank, N.A.*

The applicant has requested the following variances from the sign development standards to allow for a multitenant sign to be erected on an existing pole:

1. To waive the acreage requirement of the minimum 10 acres for a multitenant sign;
2. To allow a multitenant sign to be mounted on an existing pole;
3. To exceed the maximum height limit of 20 feet by an additional 20 feet (40 feet total); and
4. To exceed the maximum size/area limit of 80 feet by an additional 64 feet (144 feet total).

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

Chairperson Chambliss opened the public hearing at 6:34 p.m.

Planning Technician/Board Liaison Cindy Kintz presented Variance Request #V2012-07 to the Board. She stated that the subject property was the former location of the Blockbuster Video Store. She explained that the new property owner was leasing the building out as three rental spaces. She elaborated that two spaces had already been leased with Value Dental occupying half of the building; Great Clips Hair Salon occupying one-fourth of the building; and the third space was still available to lease.

She explained that the support structure - existing pole - was the only thing remaining on the property from the Blockbuster pole sign for which she did not have any documentation on file. She referred to the heights of the five pole signs and one multitenant sign in close proximity to the subject property. She informed the Board that she had went into Mesquite the previous week-end with her husband paying close attention to the subject property as they traveled over the overpass at Malloy Bridge Road. She reported that both the subject pole and the Cash Store's pole sign were virtually non-visible from the highway due to the overgrowth of shrubs and trees planted on the overpass. She reported the Cash Store's pole sign was barely visible traveling eastbound on U.S. Highway 175 leading up to the overpass.

Mrs. Kintz stated the Board could approve/deny the four variances in one motion or evaluate each variance on a separate basis.

Clint McNeff (Applicant's representative) with McNeff Commercial Real Estate - 1727 Analog Drive, Richardson, Texas 75081 - was available to answer any questions from the Board.

2. Close public hearing.

Chairperson Chambliss closed the public hearing at 6:41 p.m.

3. Discuss and take action on Variance Request #V2012-06.

Chairperson Chambliss advised the other Board members that a Sign Ordinance Committee had been formed by City Council and that he had been appointed to serve on the committee. The committee was currently in the process of evaluating the current sign ordinance and preparing recommendations. He stated that he felt like the committee would be making a recommendation to change the requirements for multitenant signs in particular the acreage requirement. Once the evaluation and recommendations are finalized, the committee's recommendations will go before the City Council. He further explained that the City Council could make further changes to the current sign ordinance before the final revisions are adopted.

Board Member Santiago stated that he went by the subject property and examined the existing pole. He stated that the structure was strong.

Vice-Chairperson Fruin inquired as to how tall the existing pole was.

Planning Technician/Board Liaison Cindy Kintz restated that she did not have any documentation on file as to the height of the existing pole or even a sign permit on the previous pole sign. She stated that she was unsure whether or not the previous pole sign was included in with the

building permit since she did not work for the city at the time the building was constructed.

FIRST MOTION: Approve the variance request to waive the acreage requirement of the minimum 10 acres for a multitenant sign, as requested by the applicant.

FIRST: Vice-Chairperson Fruin                      SECOND: Board Member Santiago

AYES: Vice-Chairperson Fruin, Board Member Santiago, Chairperson Chambliss and Board Member Redd.

NAYS: None

MOTION CARRIED: (4-0)

SECOND MOTION: Approve the variance request to allow a multitenant sign to be mounted on an existing pole, as requested by the applicant.

FIRST: Board Member Redd                      SECOND: Board Member Santiago

AYES: Member Redd, Board Member Santiago, Chairperson Chambliss and Board Vice-Chairperson Fruin.

NAYS: None

MOTION CARRIED: (4-0)

THIRD MOTION: Approve the variance request to exceed the maximum height limit by an additional 20 feet (40 feet total), as requested by the applicant.

FIRST: Vice-Chairperson Fruin                      SECOND: Board Member Redd

AYES: Vice-Chairperson Fruin, Board Member Redd, Chairperson Chambliss and Board Member Santiago.

NAYS: None

MOTION CARRIED: (4-0)

FOURTH MOTION: Approve the variance request to exceed the maximum size/area limit by an additional 64 feet (144 feet total), as requested by the applicant.

FIRST: Board Member Redd                      SECOND: Vice-Chairperson Fruin

AYES: Member Redd, Vice-Chairperson Fruin, Chairperson Chambliss  
and Board Member Santiago.

NAYS: None

MOTION CARRIED: (4-0)

V.     **ADJOURNMENT**

MOTION: Adjourn the meeting at 6:55 p.m.

FIRST: Vice-Chairperson Fruin

SECOND: Board Member Redd

AYES: Vice-Chairperson Fruin, Board Member Redd, Chairperson Chambliss  
and Board Member Santiago.

NAYS: None

MOTION CARRIED: (4-0)

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**BILL CHAMBLISS**  
**CHAIRPERSON**

**ATTEST:**

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