



# MINUTES

FOR THE

## SEAGOVILLE BOARD OF ADJUSTMENTS

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

**Monday, July 23, 2012**

in the Council Chambers of City Hall,  
located at 702 North U.S. Highway 175 - Seagoville, Texas

<b>CHAIRPERSON</b>	<b>BILL CHAMBLISS</b>
<b>VICE-CHAIRPERSON</b>	<b>MIKE FRUIN</b>
<b>BOARD MEMBER</b>	<b>JONATHAN EPPS</b>
<b>BOARD MEMBER</b>	<b>MELVIN SANTIAGO</b>
<b>BOARD MEMBER</b>	<b>HAROLD REDD</b>
<b>ALTERNATE #1</b>	<b>(VACANT)</b>
<b>ALTERNATE #2</b>	<b>(VACANT)</b>

### **I. CALL TO ORDER**

Board Members present: Board Member Harold Redd  
Vice-Chairperson Mike Fruin  
Chairperson Bill Chambliss  
Board Member Jonathan Epps  
Board Member Melvin Santiago (arrived at 6:31 p.m.)

Board Member(s) absent: None

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

### **II. INVOCATION & PLEDGE OF ALLEGIANCE**

Chairperson Chambliss gave the invocation and the Board members led in the Pledge of Allegiance.

### **III. APPROVAL OF MINUTES**



therefore, the awning would be six feet off the drainage easement.

Mr. Reynolds stated the awning would be twelve feet in length.

Mrs. Kintz referred the Board to the applicant's application. She stated that she had Mr. Reynolds write the dimensions on the application and that he wrote 12'W x 19'L x 8' H.

Mr. Reynolds stated that he had made an error and that the length of the awning would actually be twelve feet and the width would be nineteen feet

2. Close public hearing;

Chairperson Chambliss closed the public hearing at 6:37 p.m.

3. Discuss and take action on Variance Request #V2012-03.

MOTION: Approve Variance Request #V2012-03 to Section 25.02.224(f) of the Zoning Ordinance for an additional eight and one-half (8½) feet for the construction of an overhang (awning) past the maximum extension of three and one-half (3½) feet into the rear yard, as requested by the applicant.

FIRST: Vice-Chairperson Fruin

SECOND: Board Member Redd

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

NAYS: None

MOTION CARRIED: (5-0)

- B. **#V2012-04:** Conduct a public hearing to consider a variance request to Section 25.02.153(b) of the Zoning Ordinance for the construction of a carport in the side yard. The subject property is located on the southeast corner of Quinette Drive and Shady Lane in Seagoville, Texas (Property Physical Address: 750 Quinette Drive; Property Legal Description: Lot 16A, Block 5 of the North Side Addition, 2<sup>nd</sup> Installment Revised, as recorded in Volume 86044, Page 4025 of the Deed Records of Dallas County, Texas; Total Acreage: 0.214± acre; Zoning District: Residential-5).

*Applicant: Paul E. Massie.*

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

Chairperson Chambliss opened the public hearing at 6:42 p.m.

Planning Technician/Board Liaison Cindy Kintz presented Variance

Request #V2012-04 to the Board.

Paul Massie (Applicant) - 750 Quinette Drive, Seagoville, Texas 75159 - spoke in favor of the variance request. He stated that he wanted to have a carport large enough for the four vehicles at his home. He stated that there would be approximately sixty (60ft) feet from the carport to the corner of Quinette Drive and Shady Lane and that it would not block the view from the stop sign.

Chairperson Chambliss inquired how far the garage was from the street.

Mr. Massie stated that the carport would be twenty-two feet and one inch (22'1") in length and the carport would be five (5) feet from the street.

Vice-Chairperson Fruin inquired as to how long Mr. Massie had purchased the property.

Mr. Massie stated that he purchased the property in March 1985. He added that the carport will look like the Fire Chief's carport except his will have gutters.

2. Close public hearing;

Chairperson Chambliss closed the public hearing at 6:57 p.m.

3. Discuss and take action on Variance Request #V2012-04.

MOTION: Approve Variance Request #V2012-04 to Section 25.02.153(b) of the Zoning Ordinance for the construction of a carport in the side yard, as requested by the applicant.

FIRST: Board Member Epps

SECOND: Board Member Santiago

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

NAYS: None

MOTION CARRIED: (5-0)

- C. **#V2012-05:** Conduct a public hearing to consider a variance request to Section 25.02.474(c)(9) of the Zoning Ordinance for the construction of a six-foot wrought iron fence in front of the building line. The subject property is located on the southwest corner of U.S. Highway 175 Service Road and Glenn Road in Seagoville, Texas (Property Physical Address: 2701 North U.S. Highway 175; Property Legal Description: Lot One, Block One of the Best Mechanical Addition and part of the Herman Heider Survey, Abstract No. 541, Page 510, Tract 5 as recorded in Instrument No. 201100294597 of the

Deed Records of Dallas County, Texas; Total Acreage: 1.5± acres; Zoning Districts: Commercial and U.S. Highway 175 Overlay).

Applicant: Joe Torres Jr.

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

Chairperson Chambliss opened the public hearing at 7:00 p.m.

Planning Technician/Board Liaison Cindy Kintz presented Variance Request #V2012-04 to the Board. She stated that the applicant had inquired whether he should be at the meeting and she informed him that it was not necessary since the request was minor. Therefore, the applicant was not present at the meeting.

Ricky Kirby - 700 South Kaufman Street, Seagoville, Texas 75159 - stated that he did not care one way or the other but his mother owns rental property across Glenn Road. He stated that he had only one comment and that was he thought the applicant was putting the cart before the horse by asking for the variance on the height of the fence prior to the site plan being approved.

Ms. Kintz clarified that the variance on the fence height had to be granted prior to the site plan approval for the site plan would not be approved without the variance.

2. Close public hearing;

Chairperson Chambliss closed the public hearing at 7:04 p.m.

3. Discuss and take action on Variance Request #V2012-05.

Vice-Chairperson Fruin commented that he would approve an eight-foot fence in this area of the city.

Ms. Kintz informed the Board that the applicant only requested a six-foot fence and that is how the public hearing notices were written.

MOTION: Approve Variance Request #V2012-05 to Section 25.02.474(d)(9) of the Zoning Ordinance for the construction of a six-foot wrought iron fence in front of the building line, as requested by the applicant.

FIRST: Vice-Chairperson Fruin                      SECOND: Board Member Epps

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

NAYS: None

MOTION CARRIED: (5-0)

**V. REQUESTS AND PRESENTATIONS**

None.

**VI. ADJOURNMENT**

MOTION: Adjourn the meeting at 7:07 p.m.

FIRST: Board Member Epps

SECOND: Board Member Santiago

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

NAYS: None

MOTION CARRIED: (5-0)

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**BILL CHAMBLISS  
CHAIRPERSON**

**ATTEST:**

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