



# AGENDA

FOR THE

## SEAGOVILLE BOARD OF ADJUSTMENTS

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

Monday, April 22, 2013

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**

II. **INVOCATION & PLEDGE OF ALLEGIANCE**

III. **APPROVAL OF MINUTES**

A. Approval of the Minutes for the Board of Adjustments meeting held on October 22, 2012.

IV. **PUBLIC HEARINGS**

A. **#V2013-01:** Conduct a public hearing to consider a variance request from Section 25.02.153(b) of the Zoning Ordinance for encroachment of a carport into the six-foot minimum side yard setback for an existing residence in Seagoville, Texas (Property Address: 103 Mathis Street; Property Legal Description: Tract 29, of the Wyatt Barnett Survey, Abstract No. 189, Page 75, as recorded in Instrument No. 200900186226 of the Deed Records of Dallas County, Texas; Acreage: 0.24± acre). *Applicant: Rene Arredondo.*

1. Open public hearing and receive staff report and public comments;
2. Close public hearing;
3. Discuss and take action on Variance Request #V2013-01.

- B. **#V2013-02:** Conduct a public hearing to consider a variance request from Section 25.02.714(b)(1), which states an oil/lube change establishment and an automated carwash bay shall be the only uses that can have overhead/roll-up service bay doors, on a vacant lot in Seagoville, Texas (Property Address: 1106 North U.S. Highway 175; Property Legal Description: Lot 2 of the Oliver Hall Addition, as recorded in Instrument No. 201100237801 of the Deed Records of Dallas County, Texas; Acreage: 3.34± acres). *Applicant: First Bank & Trust Company.*
1. Open public hearing and receive staff report and public comments;
  2. Close public hearing;
  3. Discuss and take action on Variance Request #V2013-02.
- C. **#SV2013-03:** Conduct a public hearing to consider a variance request from Section 21.09.006, Canopy sign(2) of the Sign Ordinance for an additional thirty-two and one-half square feet (32½sf) to the maximum size of a canopy sign for a new business in Seagoville, Texas (Property Address: 129A Hall; Property Legal Description: Tract 27, of the R. D. Fallon Survey, Abstract No. 489, Page 781, as recorded in Instrument No. 201100091124 of the Deed Records of Dallas County, Texas; Acreage: 8.21± acres). *Applicant: Hoppenstein Properties, Inc.*
1. Open public hearing and receive staff report and public comments;
  2. Close public hearing;
  3. Discuss and take action on Variance Request #SV2013-03.

## V. 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 17th day of April 2013, before 12:00 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.

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

I certify that the attached agenda of items to be considered by the Board of Adjustments was removed by me from the Seagoville City Hall glass entryway on the \_\_\_\_\_ day of \_\_\_\_\_, 2013 at \_\_\_\_:\_\_\_\_ a.m./p.m.

\_\_\_\_\_ Title: \_\_\_\_\_