



MINUTES

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

Board Members present: Chairperson Bill Chambliss
Board Member Jonathan Epps
Board Member Harold Redd
Board Member Melvin Santiago

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

City Staff present: Planning Technician/BOA Liaison Cindy Kintz
Building Official/Fire Marshal Ladis Barr (*in the audience*)

II. INVOCATION & PLEDGE OF ALLEGIANCE

Chairperson Chambliss 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 October 22, 2012.

MOTION: Approve the minutes for the Board of Adjustments meeting held on October 22, 2012.

FIRST: Board Member Epps

SECOND: Board Member Redd

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

NAYS: None

MOTION CARRIED: (4-0)

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;

Chairperson Chambliss opened the public hearing at 6:32 p.m.

Planning Technician/Board Liaison Cindy Kintz presented City Staff's report on Variance Request #V2013-01 to the Board.

Penny Griffin (Next door neighbor to applicant) – 101 Mathis Street, Seagoville, Texas 75159 – spoke in favor of the request and praised the applicant on what a good job he had done in cleaning up the property since he purchased it.

2. Close public hearing;

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

3. Discuss and take action on Variance Request #V2013-01.

The Board held a brief discussion.

MOTION: Approve Variance Request #V2013-01 from Section 25.02.153(b) of the Zoning Ordinance for the encroachment of

a carport into the required six-foot minimum side yard setback of an existing residence at 103 Mathis Street in Seagoville, Texas, as requested by the applicant.

FIRST: Board Member Epps SECOND: Board Member Santiago

AYES: Board Member Epps, Board Member Santiago, Chairperson Chambliss and Board Member Redd

NAYS: None

MOTION CARRIED: (4-0)

- 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;

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

Planning Technician/Board Liaison Cindy Kintz presented City Staff's report on Variance Request #V2013-02 to the Board.

Dan Robertson with Coldwell Banker, Apex Realty (Applicant's representative) – 4401 Shady Lane, Rowlett, Texas 75089 – informed the Board that the proposed buyer was a local resident that owns his own trucking company. He stated that the proposed buyer would be installing a masonry wall along the rear (north side) of the property. He also stated that the overhead/roll-up service bay doors would be installed on the east and west sides of the proposed building.

Board Member Epps inquired as to what type of trucking company.

Mr. Robertson replied by saying that the company was a transportation trucking company with seven trucks, eight trailers and fifteen to twenty employees. He stated that the owner was currently operating the business out of his residential home.

Raul Esquivel (Proposed Buyer) – 514 Katie Court, Seagoville, Texas 75159 – informed the Board that there would not be any gas (tanks) on

the premises just oil for lube and repairs. He also informed the Board that the State (TxDOT) would only allow one entrance on to the property from U.S. Highway 175 Service Road (south side of the property). He stated that his trucking company transported new medical supplies and not gravel or hazardous materials.

2. Close public hearing;

Chairperson Chambliss closed the public hearing at 6:47 p.m.

3. Discuss and take action on Variance Request #V2013-02.

The Board held a brief discussion.

MOTION: Approve Variance Request #V2013-02 from Section 25.02.714(b)(1) of the Zoning Ordinance to allow for trucking companies only to install overhead/roll-up bay doors on building(s) to be constructed on the vacant property located at 1106 North U.S. Highway 175 in Seagoville, Texas, as requested by the applicant.

FIRST: Board Member Epps

SECOND: Board Member Redd

AYES: Board Member Epps, Board Member Redd, Chairperson Chambliss and Board Member Santiago

NAYS: None

MOTION CARRIED: (4-0)

- 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;

Chairperson Chambliss opened the public hearing at 6:56 p.m.

Planning Technician/Board Liaison Cindy Kintz presented City Staff's report on Sign Variance Request #SV2013-03 to the Board.

Ronnie Phelps with N Style Furniture (Applicant's representative and tenant) – 1714 Hillwood Drive, Mesquite, Texas 75149 – spoke in favor of the request.

2. Close public hearing;

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

3. Discuss and take action on Variance Request #SV2013-03.

The Board held a brief discussion.

MOTION: Deny Sign Variance Request #SV2013-03 from Section 21.09.006, Canopy sign(2), of the Sign Ordinance for an additional thirty-two and one-half square feet (32½) to the maximum size of a canopy sign totaling fifty-seven and one-half square feet (57½sf) for a new tenant (business) located at 129A Hall in Seagoville, Texas, as requested by the applicant.

FIRST: Board Member Epps

SECOND: Board Member Santiago

AYES: Board Member Epps, Board Member Santiago, Chairperson Chambliss and Board Member Redd

NAYS: None

MOTION CARRIED: (4-0)

At this time, the Board decided that their next meeting would be held on Thursday, June 6, 2013, at 6:30 p.m. in the Council Chambers.

V. ADJOURNMENT

MOTION: Adjourn the meeting at 7:13 p.m.

FIRST: Board Member Epps

SECOND: Board Member Redd

AYES: Board Member Epps, Board Member Redd, Chairperson Chambliss and Board Member Santiago

NAYS: None

MOTION CARRIED: (4-0)

MIKE FRUIN
VICE-CHAIRPERSON

ATTEST:

CINDY KINTZ, PLANNING TECHNICIAN
AND BOARD OF ADJUSTMENTS LIAISON