



MINUTES

FOR THE

SEAGOVILLE BOARD OF ADJUSTMENTS

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

Monday, June 23, 2014

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

I. **CALL TO ORDER**

Chairperson Fruin declared a quorum present and called the meeting to order at 6:30 p.m.

Board Members present: Chairperson Mike Fruin
Board Member Melvin Santiago
Board Member Sidney Sexton
Board Member Jonathan Epps

Board Member(s) absent: Vice-Chairperson Harold Redd

City Staff present: Planning Technician/BOA Liaison Cindy Kintz and
City Secretary Dara Crabtree

II. **INVOCATION & PLEDGE OF ALLEGIANCE**

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 February 24, 2014.

MOTION: Approve the minutes for the Board of Adjustments meetings held on February 24, 2014.

FIRST: Board Member Sexton

SECOND: Board Member Epps

AYES: Board Member Sexton, Board Member Epps, Chairperson Fruin and Board Member Santiago

NAYS: None

MOTION CARRIED: (4-0)

IV. PUBLIC HEARINGS

- A. **#V2014-03:** Conduct a public hearing to consider four variance requests from from the Sign Ordinance, Section 21.09.006, Multitenant complex sign design standards, for a new business in Seagoville, Texas (Property Address: 550 North U.S. Highway 175; Property Legal Description: Lot 1R, of the Denny's/Day's Inn Addition, as recorded in Instrument No. 201100310328 of the Deed Records of Dallas County, Texas; Acreage: 2.785± acres).

Applicant: Smarf, LLC

Chairperson Fruin read aloud the following four variances:

- (A) To exceed the maximum height limit of 20 feet by an additional twelve feet (32 feet total).
- B. To exceed the maximum size/area limit of 80 square feet by an additional 432 square feet (512 square feet total).
- C. To waive the minimum acreage requirement of ten (10) acres.
- D. To allow a multitenant sign to be erected on two poles (pole sign).

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

Chairperson Fruin opened the public hearing at 6:33 p.m.

Planning Technician/BOA Liaison Cindy Kintz presented staff's report on Variance Request #V2014-03.

Mr. Faisal Merchant (represented himself as one of the owners of Smarf, LLC) – 550 North U.S. Highway 175, Seagoville, Texas 75159 – spoke in favor of the variance requested and answered any questions the Board had for him.

2. Close public hearing;

Chairperson Fruin closed the public hearing at 6:49 p.m.

3. Discuss and take action on Variance Request #V2014-03.

After a brief discussion, the following motions were made:

MOTION #1: Approve the variance to exceed the maximum height limit of 20 feet by an additional twelve feet (32 feet total).

FIRST: Board Member Sexton SECOND: Board Member Epps

AYES: Board Member Sexton, Board Member Epps, Chairperson Fruin and Board Member Santiago

NAYS: None

MOTION CARRIED: (4-0)

MOTION #2: Deny the variance to exceed the maximum size/area limit of 80 square feet by an additional 432 square feet (512 square feet total).

FIRST: Chairperson Fruin SECOND: Board Member Sexton

AYES: Chairperson Fruin, Board Member Sexton and Board Member Epps

NAYS: Board Member Santiago

MOTION DENIED: (3-1)

MOTION #3: Approve the variance to waive the minimum acreage requirement of ten (10) acres.

FIRST: Board Member Epps SECOND: Board Member Sexton

AYES: Board Member Epps, Board Member Sexton, Chairperson Fruin and Board Member Santiago

NAYS: None

MOTION CARRIED: (4-0)

MOTION #4: Approve the variance to allow a multitenant sign to be erected on two poles (pole sign).

FIRST: Board Member Sexton SECOND: Board Member Santiago

AYES: Board Member Sexton, Board Member Santiago, Chairperson
Fruin and Board Member Epps

NAYS: None

MOTION CARRIED: (4-0)

V. ADJOURNMENT

MOTION: Adjourn the meeting at 6:59 p.m.

FIRST: Board Member Epps

SECOND: Board Member Sexton

AYES: Board Member Epps, Board Member Sexton, Chairperson Fruin and
Board Member Santiago

NAYS: None

MOTION CARRIED: (4-0)

CHAIRPERSON

ATTEST:

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