



MINUTES

FOR THE

SEAGOVILLE BOARD OF ADJUSTMENTS

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

Thursday, March 29, 2018

in the Council Chambers of City Hall,

located at 702 North U.S. Highway 175 – Seagoville, Texas

Chairman Jerry Yearout declared a quorum present and called the meeting to order at 6:30 p.m.

Chairman: Jerry Yearout
Vice-Chairman: George Edwards
Board Member: Sidney Sexton
Board Member: Nancy Ashley (Absent)
Board Member: Lorin Mullens

City Staff present: Community Development Director Ladis Barr, and Permit Technician Casey Fillmore

Chairman Yearout led the invocation.

Board Members led in reciting the Pledge of Allegiance.

1. Approval of Minutes

Vice-Chairman Edwards made a motion to approve the Minutes for February 22, 2018, seconded by Board Member Sexton. The motion passed with all ayes. 4/0

[At this time, Chairman Yearout administered the oath and read aloud the unnecessary true hardship to members of the audience providing testimony during the public hearings.]

2. Variance Request #V2018-04: Chairman Yearout opened the public hearing at 6:31 p.m.

Community Development Director Barr stated Reginald Deloatch owner of The Imperium Global Management LLC is requesting a 10 feet variance for the width of the subject property that is currently zoned Residential Single Family (R-5). He also stated that the subject property is a platted lot, and was originally platted in 1948.

Community Development Director Barr stated that the R-5 zoning requirements are 60 feet in width and 120 feet length in lot. He also added that the property is currently 50.51 feet in the rear and 51.73 feet in the front of the subject property.

Community Development Director Barr stated the proposed plans provided met the minimum requirements for square footage for the proposed structure and garage, except for the front yard setback being too close.

Reginald Deloatch owner of The Imperium Global Management LLC stated he is requesting a 10 feet variance for the property located at 504 Dice Street. He added that the current width is 51 feet wide in the front and 50 feet wide in the rear of the property.

Reginald Deloatch owner of The Imperium Global Management LLC stated that the proposed structure met the square footage and the minimum garage square footage requirements as well does the side and rear setback requirements for the R-5 zoning.

Board Member Sexton inquired about the square footage of the proposed structure. Community Development Director Barr stated that the proposed structure will be 1,613 square feet, the minimum square footage required in a R-5 zoning is 1,600 square feet.

In response to a question from Vice-Chairman Edwards, Community Development Director Barr stated that the minimum depth requirement for a R-5 zoning is 120 feet, and the subject property currently has 173 feet on one side and 175 feet on the other side of the property.

Board Member Mullens inquired about the square footage of the proposed structure. Community Development Director Barr stated that if the square footage of the proposed structure was smaller than a variance would need to be requested for less square footage for the proposed structure.

In response to a question from Vice-Chairman Edwards, Community Development Director Barr stated that the front yard setback needed to be moved 5 feet to comply with the R5 zoning ordinance.

Reginald Deloatch owner of The Imperium Global Management LLC presented the Board with his updated plan for the front setback requirements.

Board Member Mullens inquired about the space between the property line and the proposed structure, Reginald Deloatch owner of The Imperium Global Management LLC stated that the width on the left side is 8.10 feet, and 7.8 feet on the right side in the front of the subject property.

In response to a question from Board Member Mullens, Community Development Director Barr stated that the proposed structure met the entire setbacks for the R-5 Zoning Ordinance, except for the 10 feet for the width of the subject property needing a variance.

Vice-Chairman Edwards inquired about the setbacks being met under a 2,200 square foot on the roof. Reginald Deloatch owner of The Imperium Global Management LLC stated that he is maintaining all setbacks requirements for the R5 zoning ordinance.

Chairman Yearout closed the public hearing at 6:38 p.m.

Vice-Chairman Edwards made a motion, seconded by Board Member Sexton to approve the request of Reginald Deloatch owner of The Imperium Global Management LLC for the variance from Section 25.02.153.e from the City Ordinance. The motion passed with all ayes. 4/0

The meeting adjourned at 6:39 p.m.



CHAIRMAN
JERRY YEAROUT

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR
LADIS BARR