



# MINUTES

FOR THE

## SEAGOVILLE BOARD OF ADJUSTMENTS

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

**Thursday, May 10, 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 Administrative Assistant Casey Fillmore

Board Member Sexton 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 March 29, 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 #V2018-07:** Chairman Yearout opened the public hearing at 6:33 p.m.

Community Development Director Barr stated that the Owner Daniel Cornelius of 600 Shady Lane is requesting a variance for a fence seventy-two (72) inches in height to be placed at the front building line of his property. A forty-two (42) inch fence can be placed at the property line per the City's Fence Ordinance.

Community Development Director Barr stated the subject property has two (2) street frontages, one being on Shady Lane and the other on Smith Lane. He then read aloud Section 25.02.083(a) from the Fence Ordinance, and then added that the maximum height on the front property line is forty-two (42) inches in height for a fence that is passing the thirty (30) foot building set back.

In response to a question from Chairman Yearout, Daniel Cornelius owner of 600 Shady Lane stated that the side yard is technically his back yard. He added that he is on a corner lot and that the proposed new fence is restricted due to being on a corner lot.

Daniel Cornelius owner of 600 Shady Lane stated that a forty-two (42) inch fence would not keep his pets in his backyard that are currently housed around the pool area, and his pets need to be removed from this area. He added that the biggest portion of his lot is the side portion and the new proposed seventy-two (72) inch fence would be a custom built made from wrought iron with decorative columns.

Daniel Cornelius owner of 600 Shady Lane made mention of the improvements that were currently done to the subject property, he added that the proposed seventy-two (72) inch fence would not be an eyesore and is needed to keep his pet in because they can jump a forty-two (42) inch fence.

Daniel Cornelius owner of 600 Shady Lane stated that the proposed seventy-two (72) inch fence would look the same as the one around his pool just with more height.

Chairman Yearout closed the public hearing at 6:39 p.m.

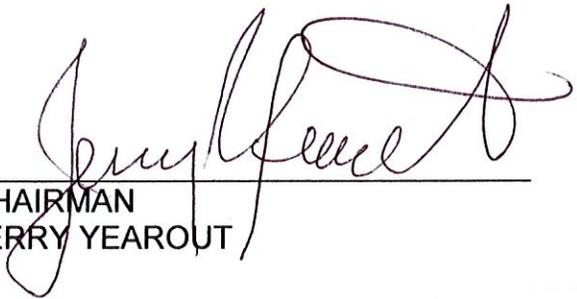
Board Member Sexton mentioned some concern over the proposed fence placement, and stated the pets could still get out through the other side where his neighbors fence is placed. He added that the subject property would not be compared to other properties.

Daniel Cornelius owner of 600 Shady Lane stated that he could extend the proposed fence down his neighbors yard so the pets could be contained and not jump out.

In response to a question from Vice-Chairman Edwards, Community Development Director Barr stated that from the house to the thirty (30) foot building line an eight (8) foot fence is allowed.

After some discussion, Vice-Chairman Edwards made a motion, seconded by Board Member Sexton to deny the request of Daniel Cornelius owner of 600 Shady Lane for the variance from Section 25.02.083.a2 from the City Ordinance. The motion passed with all ayes. 4/0

The meeting adjourned at 6:49 p.m.

  
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CHAIRMAN  
JERRY YEAROUT

ATTEST:

  
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COMMUNITY DEVELOPMENT DIRECTOR  
LADIS BARR