



**MINUTES**  
FOR THE  
**SEAGOVILLE BOARD OF ADJUSTMENTS**  
**Meeting scheduled to begin at 6:30 p.m.,**  
**Thursday, June 28, 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  
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. Elect The Following Two (2) Board Positions (Chairman and Vice-Chairman)**

Board Member Mullens made a motion, seconded by Board Member Ashley for Chairman Yearout to remain Chairman for another year. The motion passed with all ayes. 5/0

Board Member Mullens made a motion, seconded by Board Member Ashley for Vice-Chairman Edwards to remain Vice-Chairman for another year. The motion passed with all ayes. 5/0

**2. Approval of Minutes**

Vice-Chairman Edwards stated that the verbiage was incorrect on Item # 2 in the first paragraph should state, "property line" not "building line". Vice-Chairman Edwards made a motion to approve the minutes provided the correction be made, seconded by Chairman Yearout. The motion passed with all ayes. 5/0

*[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.]*

**3. Variance Request #V2018-07:** Chairman Yearout opened the public hearing at 6:36 p.m.

Community Development Director Barr stated that the owner of 816 Elmo, Noe Mondragon, is requesting a variance on the lot width. He added that this property is in the Stafford Addition which is one of the oldest subdivision in the City of Seagoville.

Community Development Director Barr made mention that the owner of 816 Elmo, Noe Mondragon, has previously built homes in the City before and they are nice homes that has made the property values increase. He added that the zoning for the subject property is R-5 (Residential-5) and requires a sixty (60') foot front yard width.

Community Development Director Barr stated that the property width is fifty two feet and three inches (52'3") making the variance requested from the owner Noe Mondragon, for six feet and seven inches (6'9").

Jiovani Mondragon the representative for the owner Noe Mondragon of 816 Elmo stated that they are at the Boards mercy for any variance that would be allowed on the subject property.

Community Development Director Barr made mention that the minimum square footage for a home in the Residential-5 (R5) is one thousand six hundred feet (1,600') with a four hundred (400') square foot garage. He added that the plans provided for the proposed new structure reflected, two thousand one hundred and eighty seven (2,187') square feet and a four hundred (400') square foot garage which totaled two thousand five hundred and eighty seven (2,587') square feet.

Community Development Director Barr stated that the owner of 816 Elmo, Noe Mondragon, provided plans showing the proposed new structure on the property and how it will be placed on the property to meet all side and front yard setbacks. He added that the new proposed structure met all setback requirements.

In response to a question from Board Member Mullens, Community Development Director Barr stated the owner of 816 Elmo, Noe Mondragon, will exceed the minimum square footage required for an R-5 (Residential-5). He added that the square footage on the plans reflected two thousand one hundred and eighty seven (2,187') feet not including the garage.

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

Board Member Sexton stated that he viewed the property and did not see an alleyway. He made mention about the safety of the proposed structure in case of a fire, and if proper access could be obtained to the back of the proposed structure. Also it meets the minimum required setbacks for a proposed new structure on the subject property.

In response to a question from Vice-Chairman Edwards, Community Development Director Barr stated that the survey had been provided and the property owner, Noe Mondragon, of 816 Elmo is in the process of having the subject property platted with Dallas County. He added that a form board survey is required before any structure can be built on the property.

After some discussion, Vice-Chairman Edwards made a motion, seconded by Board Member Mullens to table the Variance Request #V2018-08 until the owner of 816 Elmo, Noe Mondragon, provides a plat for the subject property.

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