



**MINUTES**  
FOR THE  
**SEAGOVILLE BOARD OF ADJUSTMENTS**  
**Meeting scheduled to begin at 6:30 p.m.,**  
**Thursday, August 30, 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

Chairman Yearout led the invocation.

Board Members led in reciting the Pledge of Allegiance.

**1. Approval of Minutes**

Board Member Sexton made a motion to approve the Minutes for March 29, 2018, seconded by Board Member Mullens. 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 #V2018-05:** Chairman Yearout opened the public hearing at 6:34 p.m.

Chairman Yearout stated that the final Variance Request #V2018-09 would be tabled at this time.

Community Development Director Barr stated that the subject property is zoned R-5 (Residential-5) and the first variance that is being requested is for the area of lot which requires a minimum of seven thousand two hundred square feet (7,200). He added that the lot is four thousand eight hundred and twenty six square feet (4,826) making the variance being requested two thousand three hundred and seventy four square feet (2,374).

Community Development Director Barr stated that the second variance being requested is for the width of the lot. The minimum required is sixty feet (60) and the property has a width of fifty feet (50) making the variance requested for ten feet (10).

Community Development Director Barr stated that the final variance being requested is for depth of lot. The minimum depth required is one hundred and twenty feet (120), the property measures ninety five point two feet (95.2). Making the variance requested for twenty four point eight feet (24.8).

Representative Oscar Buezo made mention that Myriam Buezo would be the owner of the property. He added that he was here to request the three variances since the lot does not meet the minimum requirements.

Myriam Buezo owner of 604 Durham stated that she is excited to be in Seagoville, and would like to know more about the rules in the City of Seagoville.

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

Board Member Sexton stated he viewed the subject property and the plans for the proposed house looked good. He added that he did not see any issues with the proposed new house and he found no safety issues.

In response to a question from Vice-Chairman Edwards, Community Development Director Barr mentioned that the tax records are not always correct in measuring the lot. He added that the plat of the property would be more accurate.

After some discussion, Board Member Sexton made a motion, seconded by Board Member Mullens to approve the request of Myriam Buezo owner of 604 Durham for the three variances from Section 25.02.153(d), Section 25.02.153(e), and Section 25.02.153(g) from the City Ordinance. The motion passed with all ayes. 4/0

**3. Variance Request #V2018-08:** Chairman Yearout opened the public hearing at 6:41 p.m. and stated that the item will be removed from the table.

Community Development Director Barr stated that the variance requested is for the width of the lot, and is zoned R.5 (Residential-5). He added that this is one of the older lots within the City, and other lots in the Stafford Addition are being revitalized which is what the owner is trying to do to his property.

Community Development Director Barr stated that the minimum width of lot required is sixty feet (60). The property measured fifty two point one feet (52.1) making the variance request for seven point nine feet (7.9).

Jiovani Mondragon, representative of Noe Mondragon owner of 816 Elmo, made mention that this is the second time he is coming before the board for the variance request. He added that he has provided all necessary paperwork and he hopes his variance is approved.

Chairman Yearout closed the public hearing at 6:44 p.m.

After some discussion, Board Member Mullens made a motion, seconded by Vice-Chairman Edwards to approve the request of Noe Mondragon owner of 816 Elmo 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 6:45 p.m.

Vice - George L. Edwards  
CHAIRMAN  
~~JERRY YEAROUT~~ George Edwards

ATTEST:

  
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COMMUNITY DEVELOPMENT DIRECTOR  
LADIS BARR