



MINUTES

FOR THE

SEAGOVILLE BOARD OF ADJUSTMENTS

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

Tuesday, October 16, 2018

in the Council Chambers of City Hall,

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

Vice-Chairman George Edwards declared a quorum present and called the meeting to order at 6:30 p.m.

Chairman: Jerry Yearout (Absent)

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 Jr. Planner Jennifer Bonner

Board Member Ashley 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 August 30, 2018, seconded by Board Member Mullens. The motion passed with all ayes. 4/0

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

2. Variance Request #V2018-11: Vice-Chairman Edwards opened the public hearing at 6:32 p.m.

David Mackey with the Dallas County Housing Replacement Program (DCHRP) stated he is requesting a variance for no garage and a one thousand fifty square foot (1,050') house to be replaced on 116 W Farmers. He added that the existing house is very old and deteriorated therefore he would like to build a new house on the property through the DCHRP.

David Mackey with the DCHRP made mention that the program has replaced several houses in the city. He added that the proposed house would be one hundred (100%) percent brick.

Community Development Director Barr stated that the house on the property was built in 1948. He added that the house on the property is substandard and is falling in on its self. He recommends the approval for the two variance requests from the DCHRP.

Community Development Director Barr made mention that the property is zoned Residential-5 (R-5) which requires one thousand six hundred (1,600') square feet home, making the variance requested for five hundred fifty (550') feet. He added that a four hundred (400') square foot garage is required in an R-5 zoning and the variance request is for no garage.

In response to a question from Board Member Sexton, Community Development Director Barr stated the house is seventy (70) years in age and is not repairable.

Vice-Chairman Edwards closed the public hearing at 6:35 p.m.

After some discussion, Board Member Mullens made a motion, seconded by Board Member Ashley to approve the request of David Mackey with the DCHRP for the two variances from Section 25.02.153(i) and Section 25.02.153(l) from the City Ordinance on 116 W Farmers. The motion passed with all ayes. 4/0

3. Variance Request #V2018-12: Vice-Chairman Edwards opened the public hearing at 6:37 p.m.

Nathan Timmerman owner of 2801 Prescott Lane stated that his family had purchased some land which he built a house on. He added about a year ago he purchased a fifth wheel camper and wants to build a cover to protect his camper from the elements.

Nathan Timmerman owner of 2801 Prescott Lane made mention that the camper is close to twelve (12') feet in height and the variance he is requesting is for the pitch in the roof which makes the carport taller than the maximum twelve (12') feet that is allowed.

Nathan Timmerman owner of 2801 Prescott Lane stated that the proposed carport would look similar to the house. He added that the roof for the proposed carport would be metal, and would be wide enough for his fifth wheel camper and a pop up camper.

In response to a question from Board Member Mullens, Nathan Timmerman owner of 2801 Prescott Lane stated that the frame would be wood with a metal roof and will look similar to the existing back porch. He added that the camper is approximately eleven feet and nine inches (11'.9") in height so the propose carport would be twelve (12') feet with the roof pitch being taller.

Community Development Director Barr stated that the proposed carport would be fourteen (14') feet and seventy five (75") inches in height making the variance requested for two (2') feet and seventy five (75") inches. He added that the maximum for a carport is twelve (12') feet.

In response to a question from Vice-Chairman Edwards, Community Development Director Barr made mention that the carport would be built on the side yard of the property behind the front building line.

Board Member Mullens inquired about the distance that a power line needs to be from the proposed structure. Community Development Director Barr stated that a minimum required by Oncor is eight (8') feet from the property and structure.

In response to a question from Vice-Chairman Edwards, Community Development Director Barr stated that a travel trailer could be placed on the property on an approved surface such as concrete, and meets the current codes.

Vice-Chairman Edwards closed the public hearing at 6:46 p.m.

After some discussion, Board Member Sexton made a motion, seconded by Board Member Mullins to approve the request of Nathan Timmerman owner of 2801 Prescott Lane for the variance from Section 25.02.718.(a).6 from the City Ordinance. The motion passed with all ayes. 4/0

4. Variance Request #V2018-09: Vice-Chairman Edwards opened the public hearing at 6:48 p.m. and stated that the item will be removed from the table.

Roberto Fernandez owner of 320 Ball stated he wants to build a house on the subject property. He added that the house would be two thousand five hundred (2,500') feet including the two car garage and would be one hundred (100%) percent brick.

In response to a question from Board Member Mullens, Roberto Fernandez owner of 320 Ball made mention that originally he want to build three houses on the property but the property is too small therefore he is only going to build one house on the subject property. He added that there will be no more houses added in the future to the existing lot.

Community Development Director Barr stated that the property is platted and the variance request is for five feet and five inches (5'.5"). He added that the minimum required for depth of lot is one hundred twenty (120') feet. He also mentioned that the width of the property meets the minimum requirements to build a house.

In response to a question from Vice-Chairman Edwards, Community Development Director Barr mentioned that the easement on the property is five (5') feet. He added that Ball is a dead end street and that the owner had to provide additional right away when the property was platted.

Board Member Mullens inquired about the setbacks due to the easement, Community Development Director Barr stated that the setbacks meet the minimum requirement even with the easement present.

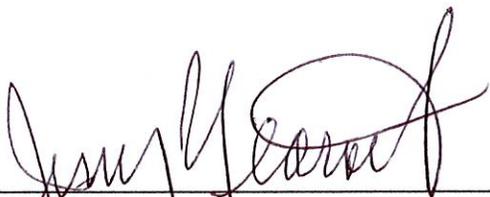
Vice-Chairman Edwards closed the public hearing at 6:56 p.m.

Vice-Chairman Edwards inquired about the ability to turn around in the firetruck due to the street being a half street, Community Development Director Barr made mention that the firetruck would have to back out of the street due to all the gates and fences placed on the surrounding properties.

In response to a question from Board Member Sexton, Community Development Director Barr stated that a fire hydrant is located on the street.

After some discussion, Board Member Ashely made a motion, seconded by Board Member Sexton to approve the request of Roberto Fernandez owner of 320 Ball Street for the variance from Section 25.02.153.(g) from the City Ordinance. The motion passed 3 ayes 1 nay. (Aye: Board Member Ashely, Board Member Lorin and Board Member Sexton, Nay: Vice-Chairman Edwards.) 3/1

The meeting adjourned at 6:58 p.m.



CHAIRMAN
JERRY YEAROUT

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR
LADIS BARR