



MINUTES
FOR THE
SEAGOVILLE BOARD OF ADJUSTMENTS
Meeting scheduled to begin at 6:30 p.m.,
Thursday, May 9, 2019
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 (Absent)
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 Mullens 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 November 20, 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 #V2019-02: Chairman Yearout opened the public hearing at 6:33 p.m.

Community Development Director Barr stated that the applicant is requesting to not install the required twenty four (24') foot fire lane to the cell tower on the subject property.

Bill Bauman, representative for proposed tower owner Kathy Kelly, made mention that the cell tower recently went through City Council for a zoning change and was approved to erect the cell tower. He added that the cell tower would be located at the rear of the property behind the commercial business which is located at 2737 North Highway 175.

Mr. Bauman stated that the request is to reduce or eliminate the required twenty four (24') foot concrete fire lane. He made mention that a cell tower is an unmanned business and no people would be present at the site twenty four seven (24/7).

Mr. Bauman added that the most activity that will be seen is during the construction of the tower. He stated that technicians would go to the site each month to maintain the cell tower and the surrounding lease area.

Mr. Bauman stated that at times the antenna may need to be adjusted upward or downward to improve signal connectivity. He added that this would be done by someone in a cherry picker, due to the tower being one hundred ninety five (195') feet in height and not climbable.

Mr. Bauman made mention that an all-weather service road will be provided to gain access to the cell tower location. He added that a hammer head turn-around would be provided for a fire truck to turn around on.

Mr. Bauman stated that if the Fire Department had to put out a fire or rescue someone with the ladder, the truck would be sitting on an approved twenty four (24') foot concrete pad.

Mr. Bauman made mention that the installation of the concrete fire lane would disrupt the business in front of the proposed cell tower location.

Kathy Kelly, proposed cell tower owner, stated that the land behind the back side of where the cell tower will be placed has no other current uses. She added there is no access to the back side, therefore no residential or commercial buildings could be placed beyond the tower's planned location.

Mrs. Kelly made mention that they would have to use the business at 2737 North Highway 175 to gain access to the cell tower site. She added the construction of the fire lane would disrupt and cause an inconvenience to the business.

Ricky Worthington, owner of the business located at 2737 North Highway 175, stated that there is a base already laid so a fire truck could not get stuck while trying to gain access to the cell tower.

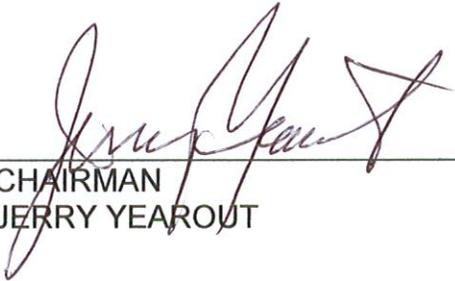
Mr. Worthington mention that there is a fence in place to control access to the cell tower with cameras in place as well.

Michael Campbell, property owner of 2737 North Highway 175 and the tower site, stated that there is an easement on the property that would prevent other cars from gaining access to the cell tower site. He added that the business located at the property would be effected while the concrete fire lane was installed.

Chairman Yearout closed the public hearing at 6:45 p.m.

After some discussion, Board Member Mullens made a motion, seconded by Board Member Sexton to deny the request of Kathy Kelly, proposed tower owner of 2737 North Highway 175, for the variance from Section 503.2.1 from the City Fire Code for relief from the required twenty four (24') feet fire lane. The motion passed with all ayes. 4/0

The meeting adjourned at 7:25 p.m.



CHAIRMAN
JERRY YEAROUT

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR
LADIS BARR