



MINUTES
FOR THE
SEAGOVILLE BOARD OF ADJUSTMENTS
Meeting scheduled to begin at 6:30 p.m.,
Thursday, June 13, 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
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

Chairman Yearout led the invocation. A few words were shared about former Vice-Chairman George Edwards at this time.

Board Members led in reciting the Pledge of Allegiance.

1. Approval of Minutes

Discuss and consider approval Board of Adjustment meeting minutes for May 9, 2019

Board Member Sexton made a motion to approve the Minutes for May 9, 2019, seconded by Board Member Mullens. The motion passed with all eyes. 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.]

2a. Variance Request #V2019-03: Conduct a public hearing to discuss and consider a request from Jiovani Mondragon, owner of 915 Seago Drive, from Section 25.02.153.(a)2 of the City's Zoning Ordinance on the Mondragon Addition, Lot 16, Block 1, of the Deed Records of Dallas County, Seagoville, Texas, for a variance for five (5') feet from the required thirty (30') feet depth for the double frontage for a new house to be located at the address above.

Chairman Yearout opened the public hearing at 6:35 p.m.

Community Development Director Barr stated that the property is located in the Stafford Addition which is an older subdivision. He added that the property had been platted.

Community Development Director Barr made mention that when the property was platted an additional right of way was needed where Seago Drive and Netherland Drive meet therefore five (5') feet was taken. He added that this made the subject property five (5') feet short of the building setback requirement for a corner lot.

In response to a question from Board Member Mullens, Community Development Director Barr stated that the subject property is only short on the side where the City took the additional right of way for the street.

Jiovani Mondragon, owner of 915 Seago stated that the forms for the house foundation were installed but no concrete has been laid. He added that he stopped the process as soon as he was aware that a variance was needed.

Chairman Yearout closed the public hearing at 6:41 p.m.

After some discussion, motion to approve the request of Jiovani Mondragon, owner of 915 Seago Drive, for the variance from Section 25.02.153.(a)2 from the City Zoning Ordinance for five (5') feet from the required thirty (30') feet depth for the double frontage requirement- Board Member Mullens, seconded by Board Member Sexton. Motion passed with all ayes. 4/0

2b. Variance Request #V2019-04: Conduct a public hearing to discuss and consider a request from Antonio Lopez, owner of 428 Baker Street, from Section 25.02.153.(g) of the City's Zoning Ordinance on the McClung Acres, Lot 3, Block C, of the Deed Records of Dallas County, Seagoville, Texas, for a variance for twenty (20') feet from the required one hundred twenty (120') feet for the minimum depth of lot on both sides of the property for a new house to be located at the address above.

Chairman Yearout opened the public hearing at 6:43 p.m.

Community Development Director Barr stated that the subject property is an older lot in a block that was platted back in the 1940's. He made mention that the lot is one of the smallest lots located on Baker Street.

Community Development Director Barr added that the owner of the subject property faces numerous setbacks including having to get approval for an aerobic septic system through Dallas County due to no sewer availability for the lot.

Community Development Director Barr stated that the minimum depth of lot is one hundred twenty (120') feet which is the required by Residential 5 (R5). He made mention that the lot located at 428 Baker Street is only one hundred (100') feet in depth, therefore making the variance request for twenty (20') feet.

In response to a question from Board Member Mullens, Community Development Director Barr stated that a house was constructed on the subject property many years ago and was very small in size.

Juan Hernandez representative for Antonio Lopez, owner of 428 Baker Street made mention that all the necessary steps will be made to build on the lot and meet all of the City's requirements.

Chairman Yearout closed the public hearing at 6:47 p.m.

Motion to approve the request of Antonio Lopez, owner of 428 Baker Street, for the variance from Section 25.02.153.(g) from the City Zoning Ordinance for twenty (20') feet from the required one hundred twenty (120') feet depth requirement on the subject property- Board Member Ashley, seconded by Board Member Sexton. Motion passed with all ayes. 4/0

The meeting adjourned at 6:48 p.m.



CHAIRMAN
JERRY YEAROUT

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR
LADIS BARR