



**MINUTES**  
FOR THE  
**SEAGOVILLE BOARD OF ADJUSTMENTS**  
**Meeting scheduled to begin at 6:30 p.m.,**  
**Thursday, August 6, 2020**  
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: Nancy Ashley  
Board Member: Sidney Sexton  
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.

[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.]

**1. Approval of Minutes**

Discuss and consider approval of Board of Adjustment meeting minutes for June 25, 2020

*Motion to approve the minutes for June 25, 2020. - Board Member Sexton, seconded by Chairman Yearout. The motion passed with all eyes. 4/0*

**2. Elect Chairperson and Vice-Chairperson**

Elect the following two (2) Officers  
(Terms expire June 2021)

1. Chairperson
2. Vice-Chairperson

*Motion to continue under the same leadership. Board Member Sexton, seconded by Board Member Mullens. The motion passed with all ayes. 4/0*

3. **Public Hearing: #V2020-05** Conduct a public hearing to discuss and consider a request from Jose Angel Mora, owner of 917 Armstrong Road, from Section 21.02.153(b) of the City's Zoning Ordinance on the Mora Addition, Lot 34, Block B, of Dallas County, Seagoville, Texas, for a variance for five (5') feet reduction from the required thirty (30') feet on the street side setback for a double frontage lot.

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

*Community Development Director Barr stated that the City took right-of-way with the plat of the property for the street. This caused a hardship to the property owner who is trying to build a home. He added that five (5') feet was taken for right-of-way leaving the subject property short on the street-side setback requirement.*

*Chairman Yearout closed the public hearing at 6:36 p.m.*

*A motion was made to approve the request of Jose Angel Mora, owner of 917 Armstrong Road, for the variance from Section 21.02.153(b) from the City Zoning Ordinance for the five (5') feet reduction for the double frontage lot. - Board Member Mullens, seconded by Vice-Chairman Ashley. Motion passed with all ayes. 4/0*

4. **Public Hearing: #V2020-06** Conduct a public hearing to discuss and consider a request from Edgar Bobadilla, owner of 417 North Watson Street, from Section 25.02.153(g) of the City's Zoning Ordinance on the Bobadilla Twins Addition, of the Dallas County, Seagoville, Texas, for a variance from the minimum depth requirement of one hundred twenty (120') feet to one hundred one (101') feet in depth.

*Chairman Yearout opened the public hearing at 6:36 p.m.*

*Community Development Director Barr stated that one of the requirements when the property was platted was for right-of-way for the street to be dedicated to the City. This caused the hardship for the owner.*

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

*A motion was made to approve the request of Edgar Bobadilla, owner of 417 North Watson Street, for the variance from Section 21.02.153(g) from the City Zoning Ordinance for the minimum depth requirement of one hundred twenty (120') feet to one hundred one (101') feet in depth. - Board Member Sexton, seconded by Chairman Yearout. Motion passed with all ayes. 4/0*

5. **Public Hearing: #V2020-07** Conduct a public hearing to discuss and consider a request from Edgar Bobadilla, owner of 417 North Watson Street, from Section 25.02.153(b) of the City's Zoning Ordinance on the Bobadilla Twins Addition, of the Dallas County, Seagoville, Texas, for a variance for five (5') feet reduction from the required thirty (30') feet for the street side setback on a double frontage lot.

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

*Community Development Director Barr stated that this the same lot as the last variance. Again, the City took right-of-way for the street, which caused the lot to not have the area needed to meet the street-side setback requirements.*

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

*A motion was made to approve the request of Edgar Bobadilla, owner of 417 North Watson Street, for the variance from Section 21.02.153(b) from the City Zoning Ordinance for a five (5') feet reduction on the corner lot. - Board Member Sexton, seconded by Board Member Mullens. Motion passed with all ayes. 4/0*

6. **Public Hearing: #V2020-08** Conduct a public hearing to discuss and consider appealing the Boards decision on a request from Jose Ramirez owner of 410 Ard Road, from Section 21.02.153(b) to reduce the minimum side yard setback from six (6') feet to four (4') feet and five (5") inches of the City's Zoning Ordinance on the Herman Heider Abst 541 Pg 440, of Dallas County, Seagoville, Texas.

*Chairman Yearout open the public hearing at 6:40 p.m.*

*Community Development Director Barr stated that the variance was denied in the past. He added that since the decision of the Board, several discussions with the property owner have been held and Mr. Ramirez has agreed to use the building as storage only.*

*Mabel Simpson, Attorney for Jose Ramirez, stated that the building will be used as storage, she added that the variance is for one (1') foot seven (7") inches on the side yard.*

*Chairman Yearout closed the public hearing at 6:42 p.m.*

*After some discussion, a motion was made to approve the request of Jose Ramirez, owner of 410 Ard Road, for the variance from Section 21.02.153(b) from the City Zoning Ordinance to reduce the minimum side yard setback from six (6') feet to four (4) feet five (5") inches for the storage building. - Board Member Sexton, seconded by Vice-Chairman Ashley. Motion passed with all ayes. 4/0*

7. **Public Hearing #V2020-08** Conduct a public hearing to discuss and consider appealing the Community Development Directors decision on a request from Tisa Thompson owner of 2904 Jordan Drive, from Ordinance Number 14-15 to reduce the rear yard setback by one (1') from the required twenty (20') feet of the City's Zoning Ordinance on the Highland Meadows Ph 3, of Dallas County, Seagoville, Texas.

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

*Community Development Director Barr stated that the subject property is in a Planned Development. He added that the lots are not standard in size due to the development specific lot regulations made prior to development of the subdivision.*

*Community Development Director Barr stated that the variance is for a one (1') foot variance for a patio that the owner is requesting to build on both sides located at the back of the property.*

*Tisa Thompson, owner of 2904 Jordan Drive, stated she is requesting a one (1') foot variance so she can extend her existing patio across the back of her home.*

*Chairman Yearout closed the public hearing at 6:46 p.m.*

*A motion was made to approve the request of Tisa Thompson, owner of 2904 Jordan Drive, for the variance from Ordinance 14-15 from the City Zoning Ordinance to reduce the minimum rear yard setback from twenty (20') feet to nineteen (19') feet for the patio. - Board Member Mullens, seconded by Chairman Yearout. Motion passed with all ayes. 4/0*

The meeting adjourned at 6:47 p.m.

  
CHAIRMAN  
JERRY YEAROUT

ATTEST:

  
COMMUNITY DEVELOPMENT DIRECTOR  
LADIS BARR