



**MINUTES**  
FOR THE  
**SEAGOVILLE BOARD OF ADJUSTMENTS**  
**Meeting scheduled to begin at 6:30 p.m.,**  
**Thursday, March 4, 2021**  
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 6:31 p.m.

Chairman: Jerry Yearout  
Vice-Chairman: Nancy Ashley  
Board Member: John Rice  
Board Member: Robert Boyett  
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**

Discuss and consider approval of Board of Adjustment meeting minutes for October 29, 2020

*Motion to approve the Board of Adjustment meeting minutes for October 29, 2020. - Board Member Mullens, seconded by Vice-Chairman Ashley. The motion passed with all ayes. 5/0*

- 2. Public Hearing: #V2021-03** Conduct a public hearing to discuss and consider a request from Jose Ayala, owner of 1008 Bowers Road, from Section 25.02.153(a)1 of the City's Zoning Ordinance on Lot 4, Block D of the Jose Ayala Addition of the Dallas County, Seagoville, Texas, for a variance to reduce the minimum front yard setback from the required thirty (30') feet to twenty-one (21') feet.

Chairman Yearout opened the public hearing at 6:34 p.m.

Community Development Director Barr stated the property located at 1008 Bowers submitted plans showing the correct setbacks with the additional right of way. He added that upon receiving the plat it was noted that the right of way and setbacks for the property was incorrect.

Community Development Director Barr stated the minimum setback requirements for the property. He made mention that a permit has been issued for the property with incorrect setbacks due to the engineer not submitting the plat with the plans at the same time.

Jose Ayala, owner of 1008 Bowers Road, inquired if the variance could be granted for twenty (20') feet so he can install a fence.

Community Development Director Barr stated that the fence must be placed where it swings towards the property therefore the variance request was only for twenty-one (21') feet.

In response to a question from Vice-Chairman Ashley, Community Development Director Barr stated that the mistake was made by the engineer that designed the plans for the property.

Board Member Mullens made mention that other properties in the area will have the same issues with the lots being smaller in size therefore a variance will be required.

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

A motion was made to approve the request of Jose Ayala, owner of 1008 Bowers Road, for the variance from Section 25.02.0153(a)1 from the City's Zoning Ordinance for the minimum front yard setback from the required thirty (30') feet to twenty-one (21') feet. – Vice-Chairman Ashley, seconded by Board Member Mullens. Motion passed with all eyes. 5/0

The meeting adjourned at 6:40 p.m.

  
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CHAIRMAN  
JERRY YEAROUT

ATTEST:

  
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COMMUNITY DEVELOPMENT DIRECTOR  
LADIS BARR