



**MINUTES**  
FOR THE  
**SEAGOVILLE BOARD OF ADJUSTMENTS**  
**Meeting scheduled to begin at 6:30 p.m.,**  
**Thursday, July 22, 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.

Chair: Jerry Yearout

Vice-Chair: 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

Chair 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 May 6, 2021

*Motion to approve the Board of Adjustment meeting minutes for May 6, 2021. – Board Member Mullens, seconded by Vice-Chair Ashley. The motion passed with all ayes.*

5/0

*[At this time, Chair Yearout administered the oath and read aloud the unnecessary true hardship to members of the audience providing testimony during the public hearings.]*

## 2. Elect Chairperson and Vice-Chairperson

Elect the following two (2) Officers  
(Terms expire June 2022)

1. Chairperson
2. Vice-Chairperson

*Motion to continue Chair Yearout serving as Chairman. – Mullens, seconded by Vice-Chair Ashley.*

*Motion to continue Vice-Chair Ashley serving as Vice-Chair. – Chair Yearout, Seconded by Board Member Rice. Motion passed with all ayes. 5/0*

3. **Public Hearing: #V2021-05** Conduct a public hearing to discuss and consider a request from Alonzo Carrasco, owner of 601 Midway Street, from Section 25.02.153(b) of the City's Zoning Ordinance on Lot 4, Block B of the DE Bardeleben of the Dallas County, Seagoville, Texas, for a variance for a carport located six (6") inches from the side yard.

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

*Community Development Director Barr stated he observed a carport while out conducting inspections. He added that no permit was issued for the structure, and he left a red tag on the subject property.*

*Community Development Director Barr stated that the owner applied for a permit on May 28, 2021. Upon review of the application it was noted that carport was too close to the side yard. He made mention of the Zoning Ordinance requirement for the side yard setback.*

*Alonzo Carrasco, owner of 601 Midway Street, stated that he built the carport approximately eighteen (18) years ago. He added that an inspector at the time of construction informed him no permit was needed.*

*Mr. Carrasco stated that the carport is six (6") inches from the house and side yard. He made mention that the drainage stays on his property.*

*In response to a question from Board Member Mullens, Mr. Carrasco stated that he did not get a permit at the time of construction. He added that the building is strong and will not fall.*

*Mr. Carrasco stated he could not remember the Inspector who came to his property at the time of construction. He made mention of when he purchased the home.*

*Chair Yearout closed the public hearing at 6:44 p.m.*

*After some discussion, a motion was made to approve the request of Alonzo Carasco, owner of 601 Midway Street, for the variance from Section 25.02.153(b) from the City's Zoning Ordinance for the carport located six (6") inches from the side yard– Board Member Mullens, seconded by Chair Yearout. Motion passed with all ayes. 5/0*

4. **Public Hearing: #V2021-06** Conduct a public hearing to discuss and consider a request from Alonzo Carrasco, owner of 601 Midway Street, from Section 25.02.153(c) of the City's Zoning Ordinance on Lot 4, Block B of the DE Bardeleben of the Dallas County, Seagoville, Texas, for a variance for a garage/storage shed located twenty-one (21') feet from the rear yard.

*Chair Yearout opened the public hearing at 6:48 p.m.*

*Community Development Director Barr stated that this request is on the same property as the last item of discussion. He made mention of the Zoning Ordinance requirement for the rear yard setback.*

*In response to a question from Chair Yearout, Community Development Barr stated that the lot coverage of the property has not been exceeded.*

*Mr. Carrasco stated that he built the garage three (3) years ago. He made mention of the dimensions of the building and the material used to construct the garage.*

*Mr. Carrasco stated that no permit was pulled at the time of construction for the garage.*

*In response to a question from Board Member Mullens, Mr. Carrasco stated that the garage is three (3') feet from the rear yard. He made mention that no vehicles are stored in the garage and is used mainly for storage purposes.*

*Chairman Yearout closed the public hearing at 6:53 p.m.*

*After some discussion, a motion was made to approve the request of Alonzo Carrasco, owner of 601 Midway Street, for the variance from Section 25.02.153(c) from the City's Zoning Ordinance for the storage shed located three (3') feet from the rear yard. Under the condition that Mr. Carrasco replace the garage door with a seven (7') foot door and use the building for storage purposes only. – Board Member Mullens, seconded by Board Member Rice. Motion passed. 4/1*

*Chair Yearout closed the public hearing at 6:53 p.m.*

5. **PUBLIC HEARING: #V2021-07** Conduct a public hearing to discuss and consider a request from Alonzo Carrasco, owner of 601 Midway Street, from Section 25.02.153(b) of the City's Zoning Ordinance on Lot 4, Block B of the DE Bardeleben of the Dallas County, Seagoville, Texas, for a variance for a garage/storage shed located three (3') feet from the side yard.

*Chair Yearout opened the public hearing at 7:04 p.m.*

*Community Development Director Barr stated that this is the same structure on the property and is located too close to the side yard. He made mention of the Zoning Ordinance requirements for the side yard setback.*

*In response to a question from Board Member Mullens, Community Development Director Barr stated he has not entered the structure.*

*Mr. Carrasco stated that there is no electrical or water inside the structure. He added that an inspector can inspect the building at any time.*

Community Development Director Barr stated that due to the size of the building an engineer letter will be required before a permit is issued for the structure.

Chair Yearout closed the public hearing at 7:07 p.m.

After some discussion, a motion was made to approve the request of Alonzo Carrasco, owner of 601 Midway Street, for the variance from Section 25.02.153(b) from the City's Zoning Ordinance for the storage shed located three (3') feet from the side yard– Board Member Mullens, seconded by Chairman Yearout. Motion passed. 3/2

6. **PUBLIC HEARING: #V2021-08** Conduct a public hearing to discuss and consider a request from Jose Arellano, owner of 407 Hitt Street (Lot 1), from Section 25.02.153(g) of the City's Zoning Ordinance of the Henry D Bohannon Abst 178 Pg 135 of the Dallas County, Seagoville, Texas, for a variance for lot depth from the required one hundred twenty (120') feet to eighty-one (81') feet and nine (9") inches.

Chair Yearout opened the public hearing at 7:12 p.m.

Community Development Director Barr stated that the property is currently one (1) lot. He added that the owner wants to divide the lot into two (2) separate lots.

Community Development Director Barr stated that the depth of the lot and added that the City took additional right of way from the lot.

In response to a question from Chairman Yearout, Community Development Director Barr stated that the property is not platted. He added that the property is going through the platting process now.

Community Development Director Barr stated the zoning on the lot. He added that utilities on the property may need to be upgraded.

Matthew Deyermond, representative, of Jose Arellano, owner of 407 Hitt Street stated that the plat is being processed. He added that development will start as soon as permits are issued.

Mr. Deyermond stated that this is an existing lot in the City. He made mention that right of way was taken for the street causing the shortage for the depth of the lot.

Chair Yearout closed the public hearing at 7:16 p.m.

After some discussion, a motion was made to approve the request of Jose Arellano, owner of 407 Hitt Street (Lot 1), for the variance from Section 25.02.153(g) from the City's Zoning Ordinance for the lot depth of eighty-one (81') feet and nine (9") inches– Vice-Chairman Ashley, seconded by Board Member Boyett. Motion passed with all ayes. 5/0

7. **PUBLIC HEARING: #V2021-09** Conduct a public hearing to discuss and consider a request from Jose Arellano, owner of 407 Hitt Street (Lot 2), from Section 25.02.153(g) of the City's Zoning Ordinance of the Henry D Bohannon Abst 178 Pg 135 of the Dallas County, Seagoville, Texas, for a variance for lot depth from the required one hundred twenty (120') feet to eighty-four (84') feet and five (5") inches.

*Chair Yearout opened the public hearing at 7:19 p.m.*

*Community Development Director Barr stated this is the same property where it will be divided. He made mention that additional right of way was taken making the lot depth short of the required depth for the lot.*

*Chair Yearout closed the public hearing at 7:20 p.m.*

*A motion was made to approve the request of Jose Arellano, owner of 407 Hitt Street (Lot 2), for the variance from Section 25.02.153(g) from the City's Zoning Ordinance for the lot depth of eighty-four (84') feet and five (5") inches— Board Member Mullens, seconded by Board Member Boyett. Motion passed with all ayes. 5/0*

8. **PUBLIC HEARING: #V2021-10** Conduct a public hearing to discuss and consider a request from Jose Arellano, owner of 407 Hitt Street (Lot 1), from Section 25.02.153(e) of the City's Zoning Ordinance of the Henry D Bohannon Abst 178 Pg 135 of the Dallas County, Seagoville, Texas, for a variance for lot width from the required one sixty (60') feet to fifty-seven (57') feet and six (6") inches.

*Chair Yearout opened the public hearing at 7:21 p.m.*

*Community Development Director Barr stated the required width of the lot based on the Zoning Ordinance. He made mention of the variance needed for the subject property.*

*Mr. Deyermond stated that the lot has an irregular shape at the front. He added that once the property is divided that the lot width is short form the Zoning Ordinance requirement.*

*Chair Yearout closed the public hearing at 7:24 p.m.*

*After some discussion, a motion was made to approve the request of Jose Arellano, owner of 407 Hitt Street (Lot 1), for the variance from Section 25.02.153(e) from the City's Zoning Ordinance for the lot width of fifty-seven (57') feet and six (6") inches— Board Member Mullens, seconded by Board Member Boyett. Motion passed with all ayes. 5/0*

9. **PUBLIC HEARING: #V2021-11** Conduct a public hearing to discuss and consider a request from Jose Arellano, owner of 407 Hitt Street (Lot 2), from Section 25.02.153(e) of the City's Zoning Ordinance of the Henry D Bohannon Abst 178 Pg 135 of the Dallas County, Seagoville, Texas, for a variance for lot width from the required one sixty (60') feet to fifty-seven (57') feet and six (6") inches.

*Chair Yearout opened the public hearing at 7:27 p.m.*

*Community Development Director Barr stated that Lot 2 is requesting the same variance as Lot 1. He added the required Zoning Ordinance requirement for the lot width.*

*Chair Yearout closed the public hearing at 7:28 p.m.*

*A motion was made to approve the request of Jose Arellano, owner of 407 Hitt Street (Lot 2), for the variance from Section 25.02.153(e) from the City's Zoning Ordinance for the lot width of fifty-seven (57') feet and six (6") inches— Board Member Mullens, seconded by Board Member Rice. Motion passed with all ayes. 5/0*

The meeting adjourned at 7:28 p.m.

  
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VICE-CHAIR  
NANCY ASHLEY

ATTEST:

  
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COMMUNITY DEVELOPMENT DIRECTOR  
LADIS BARR