



MINUTES
FOR THE
SEAGOVILLE BOARD OF ADJUSTMENTS
Meeting scheduled to begin at 6:30 p.m.,
Thursday, April 21, 2022
in the Council Chambers of City Hall,
located at 702 North U.S. Highway 175 – Seagoville, Texas

Chair Nancy Ashley declared a quorum present and called the meeting to order at 6:35 p.m.

Chair: Nancy Ashley
Vice-Chair: Lorin Mullens
Board Member: John Rice (Absent)
Board Member: Robert Boyett
Board Member: Steve Wright

City Staff present: Community Development Director Ladis Barr
Administrative Assistant Casey Fillmore

Chair Ashley led the invocation.

Board Members led in reciting the Pledge of Allegiance.

[At this time, Chair Ashley 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 approving Board of Adjustment meeting minutes for March 3, 2022 and the Board of Adjustment & Planning and Zoning joint meeting for April 7, 2022.

Motion to approve the Board of Adjustment meeting minutes for March 3, 2022 and the Board of Adjustment & Planning and Zoning joint meeting for April 7, 2022 – Vice-Chair Mullens, seconded by Board Member Wright. The motion passed with all ayes. 4/0

- 2. Public Hearing: #V2022-02** Conduct a public hearing to discuss and consider a request from Mario Rico, Owner of 519 Jean Drive, from Section 25.02.153(l) of the City's Zoning Ordinance on Block B, Lot 28 of the Fawn Meadows Rep of the Dallas County, Seagoville, Texas, for a

variance to allow a garage conversion and not require another four hundred (400') square foot garage.

Chair Ashley opened the public hearing at 6:34 p.m.

Community Development Director Barr stated that this variance request is to allow for garage conversion and not require for another four (400') square foot garage. He added what the ordinance requirements for garages.

In response to a question from Vice-Chair Mullens, Community Development Barr stated a two-car garage would be required if the garage is converted.

Community Development Director Barr stated that currently the garage on the subject property is a one car garage. He made mention of the smaller house size and garages located in the subdivision.

In response to a question from Vice-Chair Mullens, Community Development Barr stated that the lot does not look big enough to add another four (400') square foot garage and provide access to the garage.

Community Development Director Barr made mention of the setback requirements to build another garage or to add to the existing home.

In response to a question from Board Member Wright, Community Development Direct Barr stated that ordinance for the four hundred (400') square foot garage has been in place over eleven (11) years.

Chair Ashley closed the public hearing at 6:41 p.m.

A motion was made to deny the request of Mario Rico, Owner of 519 Jean Drive, for the variance from Section 25.02.153(l) from the City's Zoning Ordinance to allow a garage conversion and not require another four hundred (400') square foot garage. – Board Member Boyett, seconded by Vice-Chair Mullens. Motion passed. 4/0

3. **Public Hearing: #V2022-03** Conduct a public hearing to discuss and consider a request from Margaret Jackson, Owner of 406 Highland Drive, from Section 25.02.153(l) of the City's Zoning Ordinance on Lot 45 of the Seagoville Highlands of the Dallas County, Seagoville, Texas, for a variance to allow a garage conversion and not require another four hundred (400') square foot garage.

Chair Ashley opened the public hearing at 6:43 p.m.

Community Development Director Barr stated that the request is for a garage conversion so as to place her special needs grand-daughter in a space of her own to live in. He added that the court order awarding her the children is including in the packet.

Mrs. Jackson, owner of 406 Highland Drive stated her age, situation of being awarded both her grand daughter and grandson. She added the disabilities of her grand daughter and the numerous medical conditions.

Mrs. Jackson made mention that the (two) 2 grandchildren are sharing on bedroom with a bunk bed. She added that the grandchildren are getting older and need their own space.

Chair Ashley closed the public hearing at 6:41 p.m.

After some discussion, a motion was made to approve the request of Margaret Jackson, Owner of 406 Highland Drive, for the variance from Section 25.02.153(l) from the City's Zoning Ordinance to allow a garage conversion and not require another four hundred (400') square foot garage. – Vice-Chair Mullens, seconded by Board Member Boyett. Motion passed. 4/0

The meeting adjourned at 6:51 p.m.



VICE-CHAIR
LORIN MULLENS

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR
LADIS BARR