



MINUTES
FOR THE
SEAGOVILLE BOARD OF ADJUSTMENTS
Meeting scheduled to begin at 6:30 p.m.,
Thursday, July 12, 2022
in the Council Chambers of City Hall,
located at 702 North U.S. Highway 175 – Seagoville, Texas

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

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

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

Vice-Chair Wright 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 June 16, 2022.

Motion to approve the Board of Adjustment meeting minutes for June 16, 2022. – Vice-Chair Wright, seconded by Board Member Underwood. The motion passed with all eyes.

4/0

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

- 2. Public Hearing: #V2022-05** Conduct a public hearing to discuss and consider a request from Damian Rodriguez, Owner of 2502 Old Farm Drive, from Ordinance Number 30-03, Section 2(d) of the City's Zoning Ordinance on Block J, Lot 1 of the Highland Meadows of the Dallas County, Seagoville, Texas, for a variance of eleven (11') feet and eleven (11") inches for a patio.

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

Community Development Director Barr stated that a permit was not applied for this project on the subject property. He made mention of the request that the applicant is making for the property and that the applicant did have an HOA (Home Owners Association) approval letter.

Community Development Director Barr stated the setbacks and the zoning of the property. He added the violation of the patio and measurements.

Damian Rodriguez, Owner of 2502 Old Farm Drive stated that he is a first-time home buyer and that an HOA approval letter was obtained for the patio on the subject property. He made mention of the project that was done on the property.

Mr. Rodriguez stated that the patio was built for safety concerns due to debris such as tree roots and building material left by the builder in the dirt on his property that may potentially hurt his children.

In response to a question from Vice-Chair Wright, Mr. Rodriguez stated that he has other projects he would like to complete on the property which led him requesting the variance on the property.

Chair Mullens closed the public hearing at 6:51 p.m.

After some discussion, a motion was made to approve the request of Damian Rodriguez, Owner of 2502 Old Farm Drive, for the variance from Ordinance Number 30-03, Section 2(d)d from the City's Zoning Ordinance for eleven (11') feet and eleven (11") inch from the setback for a patio. – Vice-Chair Wright, seconded by Chair Mullens. Motion passed. 3/1

- 3. Public Hearing #: V2022-06** Conduct a public hearing to discuss and consider a request from Vanessa Martinez, Owner of 1317 Riverview Lane, from Section 21.08.004(f) of the City's Zoning Ordinance on Block 9, Lot 9 of the Brook Valley 5 of the Dallas County, Seagoville, Texas, for a variance of six (6") inches in height for a gate and two (2") inches height for a fence.

Chair Mullens opened the public hearing at 6:58 p.m.

Community Development Director Barr stated that a fence permit was granted on 12/2/21 and an extension for the permit was granted on 6/2/22. He added that the permit clearly shows the maximum height that a fence allowed by the City Ordinance.

Community Development Director Barr stated that a case similar to this one went before the board and was denied and then went before district court to be appealed and was upheld.

Vanessa Martinez, Owner of 1317 Riverview Lane stated that the fence height was corrected and the variance request is for the gate only. She added that the wheels on the gate is causing the elevated height.

In response to a question from Board Member Rice, Ms. Martinez stated that the gate is six (6") inches above the eight (8') feet.

Ms. Martinez stated that she does not have the finances to replace the fence at the proper height. She made mention that bother her and her boyfriend installed the gate on the property.

Ms. Martinez stated that the gate was added to deter any curious eyes from her children who often play in the pool on the property.

In response to a question from Vice-Chair Wright, Ms. Martinez stated where her property is located and the surrounding area.

Board Member Rice made mention of the fence height in the picture appears to be taller than the gate on the property. He added that the fence may need to be measured again to ensure the height.

Ms. Martinez stated that her boyfriend would have to help her cut the fence down to City Ordinance. She added that her boyfriend has limited time at home due to work and would need more time than usually to remove the six (6") inches on the gate.

Chair Mullens closed the public hearing at 7:09 p.m.

After some discussion, a motion was made to deny the request of Vanessa Martinez, Owner of 1317 Riverview Lane, for the variance from Section 21.08.004(f) from the City's Zoning Ordinance for six (6") inches for a fence and provided a 60-day extension to remove the additional height on the gate. – Board Member Rice, seconded by Board Member Underwood. Motion passed with all eyes. 4/0

The meeting adjourned at 7:21 p.m.



CHAIR
LORIN MULLENS

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR
LADIS BARR