



MINUTES
FOR THE
SEAGOVILLE BOARD OF ADJUSTMENTS
Meeting scheduled to begin at 6:30 p.m.,
Thursday, October 20, 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 6:30 p.m.

Chair: Lorin Mullens
Vice-Chair: Steve Wright
Board Member: John Rice (6:36pm)
Board Member: Robert Boyett
Board Member: William Underwood

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

Board Member Wright led the invocation.

Board Members led in reciting the Pledge of Allegiance.

1. Approval of Minutes

Discuss and consider approving Board of Adjustment meeting minutes for July 12, 2022.

Motion to approve the Board of Adjustment meeting minutes for July 12, 2022. – Board Member Boyett, seconded by Board Member Underwood. The motion passed with all ayes. 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: #V2022-07** Conduct a public hearing to discuss and consider a request from Karan Wavada with the Dallas County Housing Replacement Program on behalf of the property owner Charles Sowels for 511 Dice Street, from Section 25.02.153(g) of the City's Zoning Ordinance on Block 2, Lot 5 of the G T Sullivan 1 of Dallas County, Seagoville, Texas, for a variance of (16.82') for the depth of lot.

Chair Mullens opened the public hearing at 6:35 p.m.

Community Development Director Barr stated the replacement program that the owner went through for the proposed new home with Dallas County. He added the request being made on the property.

In response to a question from Vice-Chair Wright, Community Development Director Barr stated that the existing structure on the property is unsafe, and that the replacement program will demolish the existing structure and construct a new home on the property.

Community Development Director Barr stated the minimum requirement for the dept of lot under the R-5 (Residnetial-5) zoning.

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

A motion was made to approve the request of Karen Wavada with the Dallas County Housing Replacement Program on behalf of the property owner Charles Sowels for 511 Dice Street Owner for the variance from Section 25.02.153(g) from the City's Zoning Ordinance for (16.82') feet variance for the depth of lot. – Board Member Boyett, seconded by Board Member Rice. Motion passed. 5/0

- 3. Public Hearing: #V2022-08** Conduct a public hearing to discuss and consider a request from Karan Wavada with the Dallas County Housing Replacement Program on behalf of the property owner Charles Sowels for 511 Dice Street, from Section 25.02.153(e) of the City's Zoning Ordinance on Block 2, Lot 5 of the G T Sullivan 1 of Dallas County, Seagoville, Texas, for a variance of (10.4') for the width of lot.
The meeting adjourned at 6:52 p.m.

Chair Mullens opened the public hearing at 6:42 p.m.

Community Development Director Barr stated this size of the lot and the request being made on the property.

In response to a question from Chair Mullens, Community Development Director Barr stated that the side yard setbacks would remain the same on the property.

Chair Mullens closed the public hearing at 6:45 p.m.

A motion was made to approve the request of Karen Wavada with the Dallas County Housing Replacement Program on behalf of the property owner Charles Sowels for 511 Dice Street Owner for the variance from Section 25.02.153(e) from the City's Zoning Ordinance for (10.4') feet variance for the width of lot. – Vice-Chair Wright, seconded by Board Member Boyett. Motion passed. 5/0

- 4. Public Hearing: #V2022-09** Conduct a public hearing to discuss and consider a request from Karan Wavada with the Dallas County Housing Replacement Program on behalf of the property owner Charles Sowels for 511 Dice Street, from Section 25.02.153(l) of the City's Zoning Ordinance on Block 2, Lot 5 of the G T Sullivan 1 of Dallas County, Seagoville, Texas, for a variance for no garage.

Chair Mullens opened the public hearing at 6:47 p.m.

Community Development Director Barr stated the request being made on the property. He added that the project would be for a new home that will be constructed on the property.

In response to a question from Board Member Rice, Community Development Director Barr stated that due to the limited budget that the replacement program has it would not be able to build a garage for the new home.

Chair Mullens closed the public hearing at 6:49 p.m.

A motion was made to approve the request of Karen Wavada with the Dallas County Housing Replacement Program on behalf of the property owner Charles Sowels for 511 Dice Street Owner for the variance from Section 25.02.153(l) from the City's Zoning Ordinance for no garage. – Board Member Boyett, seconded by Board Member Underwood. Motion passed. 5/0

- 5 Public Hearing: #V2022-10** Conduct a public hearing to discuss and consider a request from Karan Wavada with the Dallas County Housing Replacement Program on behalf of the property owner Charles Sowels for 511 Dice Street, from Section 25.02.153(i) of the City's Zoning Ordinance on Block 2, Lot 5 of the G T Sullivan 1 of Dallas County, Seagoville, Texas, for a variance for five hundred and fifty square feet for a new home.

Chair Mullens opened the public hearing at 6:47 p.m.

Community Development Director Barr stated the requirement from the R-5 (Residential-5) zoning for the minimum square footage for a new home. He added the request being made for the property and the proposed new home's square footage.

Chair Mullens closed the public hearing at 6:49 p.m.

A motion was made to approve the request of Karen Wavada with the Dallas County Housing Replacement Program on behalf of the property owner Charles Sowels for 511 Dice Street Owner for the variance from Section 25.02.153(i) from the City's Zoning Ordinance for (550') square feet for a new home. – Board Member Boyett, seconded by Vice-Chair Wright. Motion passed. 5/0

The meeting adjourned at 6:52 p.m.



CHAIR
LORIN MULLENS

ATTEST:



COMMUNITY DEVELOPMENT DIRECTOR
BILL MEDINA