



**MINUTES**  
FOR THE  
**SEAGOVILLE BOARD OF ADJUSTMENTS**  
**Meeting scheduled to begin at 6:30 p.m.,**  
**Thursday, December 21, 2023**  
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 6:34 p.m.

Chair: Lorin Mullens  
Vice-Chair: Steve Wright  
Board Member: John Rice  
Board Member: William Underwood

City Staff present: Community Development Director Bill Medina  
Building Official Kailey Lampkin  
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 August 29, 2023.

*Motion to approve the Board of Adjustment meeting minutes for August 29, 2023. – Vice-Chair Wright, seconded by Chair Mullens. 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: #V2023-03** Conduct a public hearing to discuss and consider a request from Ardell Taylor, property owner for 2502 Seagoville Road, from Section 25.02.063(e) of the City's Zoning Ordinance on Lot 1 of the Taylor of Dallas County, Seagoville, Texas, for a variance of twenty feet (20') for the width of lot.

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

Community Development Director Medina stated the variance request being made and the address of the property. He added the required width of lot and the zoning on the property.

Community Development Director Medina made mention the date the plat for the property was filled with Dallas County and at that time the width of lot reflected the zoning requirement minimum.

Ardell Taylor, owner of 2502 Seagoville Road stated that she provided a deed to the builder for a construction loan of a new home adjacent to her property which caused the deficiency in the width of lot on her property.

Mrs. Taylor expressed concerns about if the width of lot were to meet the zoning requirements the property line would be shown in the middle of Lot 2 on their driveway entrance. She added that Dallas County requires a minimum of one (1) acre for a septic tank for approval.

*Chair Mullens closed the public hearing at 7:04 p.m.*

*After some discussion, a motion was made to approve the request of Ardell Taylor, property owner for 2502 Seagoville Road, from Section 25.02.063(e) of the City's Zoning Ordinance on Lot 1 of the Taylor of Dallas County, Seagoville, Texas, for a variance of twenty feet (20') for the width of lot. – Board Member Underwood, seconded by Board Member Rice. Motion passed. 4/0*

- 3. Public Hearing #V2023-04:** Conduct a hearing to discuss and consider a request from Craig Martin, Community Construction Manager, for Khovnanian Homes for 2528 Tahoe Drive, from Ordinance 33-2019, Section 2(B) of the City's Zoning Ordinance on Lot 14, Block C of the Caldwell Lakes of Dallas County, Seagoville, Texas, for a variance of seven inches (7") for the front yard building setback.

*Chair Mullens opened the public hearing at 7:11 p.m.*

Building Official Lampkin stated the request being made and the address of the property. She added that due to the eyebrow of the curb it caused the required front yard setback to be short.

Craig Martin, Construction Manager, for Khovnanian Homes stated that there is an electrical easement going through causing the road to curve towards the subject property.

In response to a question from Board Member Rice, Mr. Martin stated that if the street did not curve, they would have met the setback requirements.

Community Development Director Medina stated that the curve on the street is required for the fire truck's turning radius.

Mr. Martin stated that the home had been pulled from the market due to the discrepancy on the setback until the hearing outcome for the variance request had been made.

*Chair Mullens closed the public hearing at 7:15 p.m.*

*A motion was made to approve the request of Craig Martin, Community Construction Manager, for Khovnanian Homes for 2528 Tahoe Drive, from Ordinance 33-2019, Section 2(B) of the City's Zoning Ordinance on Lot 14, Block C of the Caldwell Lakes of Dallas County, Seagoville, Texas, for a variance of seven inches (7") for the front yard building setback. – Vice-Chair Wright, seconded by Chair Mullens. Motion passed. 4/0*

4. **Public Hearing #V2023-05:** Conduct a hearing to discuss and consider a request from Mario Brown, Representative for 2314 North Highway 175 from Section 21.08.003(a)13 of the City's Zoning Ordinance on Tract 10, of the Herman Heider Abstract 541 Page 465 of Dallas County, Seagoville, Texas, for a variance to allow for the installation of a safety fence to include barbed wire.

*Chair Mullens opened the public hearing at 7:18 p.m.*

Javier Lopez, representative of Brown & Sons Construction Company stated that the no climb (mesh) fence will be for safety and will not include barbed wire. He added that there have been multiple break-ins on the property resulting in the loss of several items.

Mr. Lopez made mention of a similar fence installed at another location that has decreased break ins.

Community Development Director Medina stated that for clarification on the request being made was to not include barbed wire on the new proposed fence. He added that the request would just include the no climb (mesh) fence.

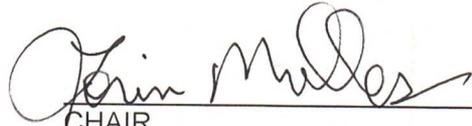
In response to a question from Chair Mullens, Building Official Lampkin stated the original request that was received.

Building Official Lampkin stated that when the city spoke with legal and asked if the fence could be considered without barbed wire or if the board could approve only a portion of the request. She added that legal confirmed that if the board chose to grant only a portion of the requested that they could do so.

*Chair Mullens closed the public hearing at 7:29 p.m.*

*After some discussion, a motion was made to approve the request of Mario Brown, Representative for 2314 North Highway 175 from Section 21.08.003(a)13 of the City's Zoning Ordinance on Tract 10, of the Herman Heider Abstract 541 Page 465 of Dallas County, Seagoville, Texas, for a variance to allow for the installation of a safety fence not to include barbed wire. – Vice-Chair Wright, seconded by Board Member Underwood. Motion passed. 4/0*

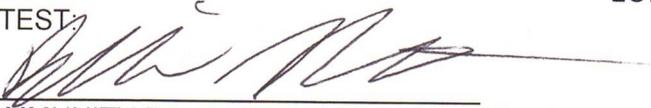
The meeting adjourned at 7:32 p.m.



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CHAIR  
LORIN MULLENS

ATTEST:



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COMMUNITY DEVELOPMENT DIRECTOR  
BILL MEDINA