



**MINUTES**  
FOR THE  
**SEAGOVILLE BOARD OF ADJUSTMENTS**  
**Meeting scheduled to begin at 7:00 p.m.,**  
**Monday, February 22, 2010**  
in the Council Chambers of City Hall,  
located at 702 N. Highway 175 – Seagoville, Texas

<b>CHAIRPERSON</b>	<b>SANDRA ROGERS</b>
<b>VICE-CHAIRPERSON</b>	<b>BILL CHAMBLISS</b>
<b>BOARD MEMBER</b>	<b>MIKE FRUIN</b>
<b>BOARD MEMBER</b>	<b>MILDRED THOMPSON</b>
<b>BOARD MEMBER</b>	<b>TERRI ASHMORE</b>
<b>ALTERNATE #1</b>	<b>JONATHAN EPPS</b>
<b>ALTERNATE #2</b>	<b>(VACANT)</b>

I. **CALL TO ORDER**

Chairperson Rogers declared a quorum present and called the meeting to order at 7:00 p.m.

Board Members present: Vice-Chairperson Bill Chambliss  
Chairperson Sandra Rogers  
Board Member Mike Fruin  
Board Member Terri Ashmore  
Board Member Mildred Thompson  
Alternate #1 Jonathan Epps (In audience if needed)

Board Member(s) absent: None

City Staff present: City Planner Sherry Sefko with The Sefko Group  
Planning Technician/BOA Liaison Cindy Kintz

II. **INVOCATION & PLEDGE OF ALLEGIANCE**

Chairperson Rogers gave the invocation and the Board Members led in the Pledge of Allegiance.

III. **ELECT CHAIRPERSON AND VICE-CHAIRPERSON FOR EACH TERM TO EXPIRE IN JUNE 2010.**

MOTION: Nominate Sandra Rogers as chairperson.

FIRST: Vice-Chairperson Chambliss                      SECOND: Board Member Fruin

AYES: Vice-Chairperson Chambliss, Board Member Fruin, Board Member Thompson and Board Member Ashmore.

NAYS: None

MOTION CARRIED: (4-0)

MOTION: Nominate Bill Chambliss as vice-chairperson.

FIRST: Board Member Thompson                      SECOND: Board Member Fruin

AYES: Board Member Thompson, Board Member Fruin, Vice-Chairperson Chambliss and Board Member Ashmore.

NAYS: None

MOTION CARRIED: (4-0)

IV. **APPROVAL OF MINUTES**

Approval of the Minutes for the Board of Adjustments meeting held on November 17, 2008.

MOTION: Approve the minutes for the Board of Adjustments meeting held on November 17, 2008 as stated.

FIRST: Vice-Chairperson Chambliss                      SECOND: Board Member Thompson

AYES: Vice-Chairperson Chambliss, Board Member Thompson, Board Member Fruin and Board Member Ashmore.

NAYS: None

MOTION CARRIED: (4-0)

V. PUBLIC HEARINGS

- A. V2010-01: Conduct a public hearing to consider a request for two (2) zoning variances on the subject property located at 902 Shady Lane in Seagoville, Texas (property legal description: Tract 44 in the John D. Merchant Survey, Abstract No. 850, Page 070, as recorded in Volume 4294, Page 545 of the Map Records of Dallas County, Texas; acreage: 22.73± acres; property zoning: Single-Family Residential-5).  
Applicant: *Dallas Independent School District*.

The applicant has requested two variances from development standards in the R-5 Zoning District, as follows:

1. To exceed the maximum height limit to allow for either the construction of a new press box, or an addition to the existing press box, for the existing stadium; and/or
2. To adjust and reduce the front yard setbacks to correct long-existing front yard setback encroachments, and to allow the future construction of new, or expansions to existing, accessory school- and athletics-related structures within the front yard setbacks along Shady Lane, High School Drive, Catherine Drive and Jack Street.

1. Open public hearing and receive staff report and public comments;

Chairperson Rogers opened the public hearing at 7:06 p.m.

Mrs. Sefko presented the two variance requests and reminded the Board Members to make a separate motion for each variance.

Karl Crawley with Masterplan (Dallas Independent School District representative) – 900 Jackson Street, Suite 640, Dallas, Texas 75219 – gave an overview of the project and was available to answer any questions the Board Members had.

Linda Foster (resident within 200 feet since May 2004) – 1002 Catherine Lane, Seagoville, Texas 75159 – spoke in favor of the two variance requests and suggested moving the press box to the other side of the stadium to buffer the noise of the drums.

James Tenison (resident within 200 feet for thirty-seven years) – 814 Jack Street, Seagoville, Texas 75159 – did not speak either in favor of or opposition to the two variance requests. He only commented that he heard a lot of base and did not know if moving the press box would help.

2. Close public hearing;

Chairperson Rogers closed the public hearing at 7:28 p.m.

3. Discuss and take action on Variance Request V2010-01.

*Variance #1: To exceed the maximum 2.5 story height limit:*

MOTION: Approve the requested variance to exceed the maximum 2.5 story height limit at 902 Shady Lane, as requested by the applicant.

FIRST: Vice-Chairperson Chambliss    SECOND: Board Member Fruin

AYES: Vice-Chairperson Chambliss, Board Member Fruin, Board Member Thompson and Board Member Ashmore.

NAYS: None

MOTION CARRIED: (4-0)

*Variance #2: To allow encroachments for school- and athletics-related accessory buildings only into the 30' front yard setbacks along Shady Lane, High School Drive, Catherine Drive, and Jack Street.*

MOTION: Approve the requested variance to allow encroachments for school- and athletics-related accessory buildings only into the 30' front yard setbacks along Shady Lane, High School Drive, Catherine Drive and Jack Street at 902 Shady Lane, as requested by the applicant.

FIRST: Vice-Chairperson Chambliss

SECOND: Board Member Thompson

AYES: Vice-Chairperson Chambliss, Board Member Thompson, Board Member Fruin and Board Member Ashmore.

NAYS: None

MOTION CARRIED: (4-0)

## VI. FUTURE AGENDA ITEMS

None

VII. ADJOURNMENT

MOTION: Adjourn the meeting at 7:32 p.m.

FIRST: Vice-Chairperson Chambliss                      SECOND: Board Member Thompson

AYES: Vice-Chairperson Chambliss, Board Member Thompson, Board Member  
Fruin and Board Member Ashmore.

NAYS: None

MOTION CARRIED : (4-0)

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**SANDRA ROGERS**  
**CHAIRPERSON**

**ATTEST:**

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**CINDY KINTZ, PLANNING TECHNICIAN**  
**AND BOARD OF ADJUSTMENTS LIAISON**