



**MINUTES**  
FOR THE  
**SEAGOVILLE BOARD OF ADJUSTMENTS**  
**Meeting scheduled to begin at 6:30 p.m.,**  
**Thursday, February 22, 2018**  
in the Council Chambers of City Hall,  
located at 702 North U.S. Highway 175 – Seagoville, Texas

Chairman Jerry Yearout declared a quorum present and called the meeting to order at 6:30 p.m.

Chairman: Jerry Yearout  
Vice-Chairman: George Edwards  
Board Member: Sidney Sexton  
Board Member: Nancy Ashley  
Board Member: Lorin Mullens

City Staff present: Community Development Director Ladis Barr, and Permit Technician Casey Fillmore

Chairman Yearout led the invocation.

Board Members led in reciting the Pledge of Allegiance.

**1. Approval of Minutes**

Board Member Ashley made a motion to accept the Minutes from August 29, 2017 and November 30, 2017, seconded by Board Member Sexton. The motion passed with all ayes. 5/0

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

**2. Variance Request #V2018-01:** Chairman Yearout opened the public hearing at 6:33 p.m.

Community Development Director Barr stated that this request is for overhead doors to be placed on a new building to be located at the rear of the property adjacent from 1509 Kaufman St on the corner intersection on Environmental Way. He referred to the ordinance from Section 25.02.714b and read aloud the ordinance. He also stated that the ordinance pertaining to the variance request had been in place since 2005 or 2006.

Owner of The Dealership Alternative Jeffrey Aragon stated he will be putting a new building on the back of the property with the overhead doors facing Kaufman St so it would help the flow of customers. He also stated the doors would face the existing building that is on the front of the property.

Vice-Chairman Edwards inquired about where the overhead doors will be located. Owner of the Dealership Alternative Jeffrey Aragon presented a plan showing where the overhead doors will be placed on the new building to the Board.

Community Development Director Barr drew a diagram on the whiteboard showing the existing building and the proposed new building with the overhead doors.

Vice-Chairman Edwards inquired if the proposed new building has already been built. Owner of The Dealership Alternative Jeffrey Aragon stated no.

In response to a question from Vice-Chairman Edwards, Community Development Director Barr stated where the property lines are located.

Owner of The Dealership Alternative Jeffrey Aragon stated that the new building with the overhead doors will be two (2) feet from the property line on the back side of the property. Vice-Chairman Edwards stated that would not meet the setback requirements. Board Member Sexton stated the setbacks change periodically.

Vice-Chairman Edwards stated that the overhead doors are not facing Kaufman St. because it is behind an existing building. Community Development Director Barr stated that the overhead doors will face Kaufman St.

Community Development Director Barr read aloud from the Zoning Ordinance on Commercial Zoning setbacks. He stated there are no setback requirements for Commercial Zoning.

In response to a question from Chairman Yearout, Community Development Director Barr stated that a one hour fire rating on the rear wall of the new building will be required.

Vice-Chairman Edwards inquired about the material of the new building, The Owner of The Dealership Alternative Jeffrey Aragon stated that this will be a new metal building behind the existing building on the property. Community Development Director Barr also stated that only the main building must be masonry.

Board Member Mullens asked if a fire rating will be on the back wall of the building. Community Development Director Barr stated that it would be required.

Board Member Sexton stated that the new building met the setback requirements under the Zoning Ordinance.

Community Development Director Barr stated that there are no windows or doors allowed on the back side of the new building and the exit door will be located on the side of the building.

In response to a question from Chairman Yearout, Owner of The Dealership Alternative Jeffrey Aragon stated that the new building will be used for light automobile repairs to "make ready" the cars for the dealership to sale.

Board Member Ashley inquired about the overhead doors to the far right of the new building and where they are in location to the existing building. Owner of The Dealership Alternative Jeffrey Aragon stated that the new building is five (5) feet over from the existing building.

In response to a question from Vice-Chairman Edwards, Owner of The Dealership Alternative Jeffrey Aragon stated that the property had been plated and it was all one (1) lot. He also stated that the property was re-platted before he purchased the property.

Chairman Yearout inquired if there will be car lifts in the new building and the apron of the new building and the existing building. In response Owner of The Dealership Alternative Jeffrey Aragon stated that he will use concrete between both buildings. He also stated that asphalt is currently on the property.

In response to a question by Board Member Sexton, Community Development Director Barr stated that a twenty-four (24) foot fire lane will be required.

Board Member Mullens inquired about oil changes in the new building. In response Owner of The Dealership Alternative Jeffrey Aragon stated that oil changes will be done to make cars ready for sale.

In response to a question by Board Member Ashley, Owner of The Dealership Alternative Jeffrey Aragon stated that the building is too wide to sit behind the existing building.

Board Member Sexton stated that the oil changes will not be the primary function of the building on the property. Owner of The Dealership Alternative Jeffrey Aragon stated that small repairs will be made to "make ready" the cars for sale.

In response to a question by Board Member Mullens, Community Development Director Barr stated that the property is one lot and would not have to be re-platted.

Chairman Yearout closed the public hearing at 6:57 p.m.

After some discussion, Board Member Sexton made a motion, seconded by Vice-Chairman Edwards to approve the request of Jeffrey Aragon Owner of The Dealership Alternative for the variance from Section 25.02.714b from the City Ordinance. The motion passed with all ayes. 5/0

The meeting adjourned at 7:02 p.m.



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CHAIRMAN  
JERRY YEAROUT

ATTEST:



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COMMUNITY DEVELOPMENT DIRECTOR  
LADIS BARR