

ZONING BOARD OF ADJUSTMENT
SPECIAL SESSION
July 23, 2021

The Zoning Board of Adjustments of the City of Athens, Texas met in Special Session on Friday, July 23, 2021 at 10:00 a.m. in the Conference Room of the Development Services Center, 501 US Highway 175 West, Athens, Texas with the following members present constituting a quorum, to-wit: Jack Bateman, Thomas Faulk, Mamie Stafford, and Shannon Traxson.

Director of Development Services Audrey Sloan, City Manager Elizabeth Borstad, AEDC Board of Directors Member Donna Meredith, Alan Utz, and Raymond Stanford were also present.

Member Bateman called the meeting to order.

CONSIDER APPROVING THE MINUTES FOR THE APRIL 13, 2021, REGULAR SESSION

Member Faulk made a motion to approve the minutes as written. The motion was seconded by Vice Chairperson Traxson and passed unanimously.

DECLARATION OF CONFLICTS OF INTEREST

None

PUBLIC COMMUNICATIONS

None

PUBLIC HEARING CONCERNING A REQUEST FROM ALAN UTZ OF ALAN UTZ & ASSOCIATES FOR A VARIANCE FROM THE REGULATIONS IN CHAPTER 22, ARTICLE III, SECTION 22-29(D)(2) OF THE CODE OF ORDINANCES CONCERNING SETBACK REQUIREMENTS FOR INDUSTRIAL ZONING DISTRICTS. THE APPLICANT IS REQUESTING A FRONT YARD SETBACK OF LESS THAN FIFTY (50) FEET FOR AN ADDITION TO THE MAIN STRUCTURE LOCATED AT 1705 ENTERPRISE STREET, ALSO KNOWN AS LOTS 2-4, BLOCK 3 OF INDUSTRIAL PARK ADDITION, UNIT I, J. B. ATWOOD SURVEY, ABSTRACT 19. OWNER: STERITEC, INC.

Chairperson Bateman opened the public hearing. Sloan described the location of the property and the request for variance. Alan Utz of Alan Utz and Associates and Raymond Stanford of Steritec, Inc. spoke about the request. The board noted the required setbacks for Industrial zoning were excessive. After some discussion, Chairperson Bateman closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM ALAN UTZ OF ALAN UTZ & ASSOCIATES FOR A VARIANCE FROM THE REGULATIONS IN CHAPTER 22, ARTICLE III, SECTION 22-29(D)(2) OF THE CODE OF ORDINANCES CONCERNING SETBACK REQUIREMENTS FOR INDUSTRIAL ZONING DISTRICTS. THE APPLICANT IS REQUESTING A FRONT YARD SETBACK OF LESS THAN FIFTY (50) FEET FOR AN ADDITION TO THE MAIN STRUCTURE LOCATED AT 1705 ENTERPRISE STREET, ALSO KNOWN AS LOTS 2-4, BLOCK 3 OF INDUSTRIAL PARK ADDITION, UNIT I, J. B. ATWOOD SURVEY, ABSTRACT 19. OWNER: STERITEC, INC.

A motion was made by Vice Chairperson Traxson to approve the request. The motion was seconded by Member Stafford and passed unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM ALAN UTZ OF ALAN UTZ & ASSOCIATES FOR A VARIANCE FROM THE REGULATIONS IN CHAPTER 22, ARTICLE III, SECTION 22-29(D)(2) OF THE CODE OF ORDINANCES CONCERNING SETBACK REQUIREMENTS FOR INDUSTRIAL ZONING DISTRICTS. THE APPLICANT IS REQUESTING A SIDE YARD SETBACK OF LESS THAN TWENTY-FIVE (25) FEET FOR A NEW STORAGE BUILDING TO BE LOCATED AT 1105 COMMERCIAL STREET, ALSO KNOWN AS LOT 1, BLOCK 3 OF INDUSTRIAL PARK ADDITION, UNIT I, J. B. ATWOOD SURVEY, ABSTRACT 19. OWNER: STERITEC, INC.

Chairperson Bateman opened the public hearing. Sloan described the location of the property and the request for variance. After some discussion including the excessive nature of the setback requirements, Chairperson Bateman closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM ALAN UTZ OF ALAN UTZ & ASSOCIATES FOR A VARIANCE FROM THE REGULATIONS IN CHAPTER 22, ARTICLE III, SECTION 22-29(D)(2) OF THE CODE OF ORDINANCES CONCERNING SETBACK REQUIREMENTS FOR INDUSTRIAL ZONING DISTRICTS. THE APPLICANT IS REQUESTING A SIDE YARD SETBACK OF LESS THAN TWENTY-FIVE (25) FEET FOR A NEW STORAGE BUILDING TO BE LOCATED AT 1105 COMMERCIAL STREET, ALSO KNOWN AS LOT 1, BLOCK 3 OF INDUSTRIAL PARK ADDITION, UNIT I, J. B. ATWOOD SURVEY, ABSTRACT 19. OWNER: STERITEC, INC.

A motion was made by Member Faulk to approve the request. The motion was seconded by Vice Chairperson Traxson and passed unanimously.

ADJOURN

The meeting was adjourned

PASSED AND APPROVED THIS __th DAY OF _____, 2021.

Chairperson

ATTEST:

Sheila Garrett, Development Coordinator