

REGULAR SESSION

September 11, 2018

The Zoning Board of Adjustments of the City of Athens, Texas met in Regular Session on Tuesday, September 11, 2018, 4:00 p.m. in the Derek D. Daniels Conference Room, 210 West Corsicana, Athens, Texas with the following members present, to-wit:

Jack Bateman, Chairman  
Mamie Stafford, Vice Chairman  
Mark Carroll  
Shannon Traxson  
Morgan Jones

Ryan Adams, Interim Director of Development Services  
Sheila Garrett, Development Coordinator

Others present: Barry Choate, Kevin Smith, George Dejoin and Lorenze Stover

With the following members absent: Thomas Faulk, Alex Withers and Bryan Barker

Chair Bateman called the meeting to order.

**CONSIDER APPROVING THE MINUTES FOR THE JULY 10, 2018, REGULAR SESSION**

Motion made by Member Stafford, seconded by Member Carroll to approve the minutes of the July 10, 2018 Regular Session, as written. The motion carried unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FOR APPROVAL FOR ATHENS INDEPENDENT SCHOOL DISTRICT FOR A VARIANCE OF THE MAXIMUM HEIGHT RESTRICTION OF 35 FEET TO REPLACE THE EXISTING PRESS BOX WITH A NEW PRESS BOX AT BRUCE FIELD LOCATED AT 510 OWEN(V-09-18-001)**

Ryan Adams, Interim Director of Development Services, explain to board that AISD submitted a petition for a height variance. Mr. Adams explained that AISD is replacing the existing press box on the north side of the field with a three-level press box with a maximum height of 93 feet, 3 inches. Mr. Adams stated the current zoning ordinance allows for a maximum structure height of 35 feet. Member Stafford ask what the purpose of the additional height. George Dejoin, AISD representative, stated the need for more room for each team's coaches and staff need more room with the home team and visitors team now sharing the space in the press box. Mr. Adams added that college teams coaching staff are much larger than the high school. Kevin Smith, AISD representative, stated the current height of the press box is 60 feet and the new construction of the press box will add 30 to 40 feet to the existing structure. Member Carroll ask about the roof and if it would be used for anything. Mr. Smith stated the only thing it might be used for would be a film deck, but the film deck is already structured within the press box. Member Stafford question the address being on Owen Street and Mr. Adams stated that is the address listed for Bruce Field and the 911 address. Member Traxson ask if the existing press box would be torn down and the

new then built, with Mr. Choate answering yes. Member Jones ask if the new press box is for coaches and press only? Mr. Choate also stated the press box would be for coaches and press only, and there will be an office for students to utilize for running the scoreboard and running the commercials on the score board. Mr. Choate stated there will separate rooms to be used for hospitality rooms for each team. Mr. Choate stated that Athens has one of the nicest fields and fieldhouses around, but the press box isn't adequate for drawing play-off games from other cities. Member Jones questioned if there are any other envisioned uses for Bruce Field. Mr. Choate stated that soccer is played there, and Trinity Valley Community college uses the field also. Lorenz Stover, 500 east college #2, expressed his concern about the shift of traffic occurring, the access and egress if there are emergencies. Mr. Stover expressed concern that cars will park in Old Town Alley, blocking the street, if there is an emergency. The public hearing was closed.

**DISCUSS/CONSIDER A REQUEST FOR APPROVAL FOR ATHENS INDEPENDENT SCHOOL DISTRICT FOR A VARIANCE OF THE MAXIMUM HEIGHT RESTRICTION OF 35 FEET TO REPLACE THE EXISTING PRESS BOX WITH A NEW PRESS BOX AT BRUCE FIELD LOCATED AT 510 OWEN(V-09-18-001)**

After a brief discussion, Member Traxson made a motion, seconded by Member Jones, to approve the request of Athens ISD with the height restriction being 93.3 feet. The motion carried unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FOR APPROVAL FOR ATHENS INDEPENDENT SCHOOL DISTRICT FOR A VARIANCE OF THE SIZE OF A MONUMENT SIGN WITH CHANGEABLE ELECTRONIC VARIABLE MESSAGING TO BE LOCATED AT 708 EAST COLLEGE STREET (V-09-18-002)**

Mr. Adams explained to the Board that AISD's variance request is regarding the size of the monument sign and the CEVM (Changeable Electronic Variable Messaging sign). Mr. Adams explained the zoning code allows for a monument sign size of 7 feet in height and 50 square feet in total sign area, and AISD is proposing a sign with total height of over 15 feet and 70 square feet in total sign area with the CEVM. Mr. Adams explained that the zoning ordinance specifically restricts certain illuminated signs that create a traffic hazard or creates a nuisance to adjacent property owners and cannot be erected within 150 feet of a residential district unless the lighting is shielded from view of the residential district. The public hearing was closed.

**DISCUSS/CONSIDER A REQUEST FOR APPROVAL FOR ATHENS INDEPENDENT SCHOOL DISTRICT FOR A VARIANCE OF THE SIZE OF A MONUMENT SIGN WITH CHANGEABLE ELECTRONIC VARIABLE MESSAGING TO BE LOCATED AT 708 EAST COLLEGE STREET (V-09-18-002)**

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After a brief discussion, a motion was made by Member Carroll, seconded by Member Stafford to approve the request for the AISD monument sign with Changeable Electronic Variable Messaging with the following conditions: set back of the sign is a minimum of 40 feet from the property line; hours of display are 6:00 a.m. until 10:00 p.m., seven days a week; and if the school district deems it an emergency to have the sign's display on. The motion carried unanimously.

**ADJOURN**

Chairman Bateman called for a motion to adjourn. Motion was made by Member Traxson, seconded by Member Carroll to adjourn the meeting. The motion carried unanimously.

**PASSED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2018**

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Jack Bateman, Chairman

ATTEST:

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Sheila Garrett, Development Coordinator