

REGULAR SESSION

FEBRUARY 9, 2010

The Zoning Board of Adjustments of the City of Athens, Texas met in Regular Session on Tuesday, February 9, 2010, 4:00 p.m. in the Council Chambers of Athens City Hall Annex with the following members present, to-wit:

Richard Sanders, Chairman  
Bob McDonald  
Jack Bateman  
Mamie Stafford

Gary Crecelius, Director of Planning & Development  
Pam Watson, City Secretary

others present: Connie Lovelady, Dennis Cooper, Roy Mills and other interested citizens;

constituting a quorum at which time the following proceedings were enacted, to-wit:

Member Sanders called the meeting to Order.

CONSIDER APPROVING THE MINUTES OF THE DECEMBER 8, 2009  
REGULAR SESSION

A motion was made by Member Bateman, seconded by Member McDonald to approve the minutes of the December 8, 2009 Regular Session, as written. The motion carried unanimously.

PUBLIC HEARING CONCERNING BUILDING LINE SETBACK VARIANCE  
FOR LOT 10B, BLOCK 1, J.I. RICHARDSON ADDITION, OWNED BY DENNIS  
COOPER (203½ HWY. 175 WEST)

A motion was made by Member McDonald, seconded by Member Bateman to open the public hearing. The motion carried unanimously.

Gary Crecelius, Director of Planning & Development explained that Mr. Cooper is requesting a 12 ft. front building line setback variance to allow for construction of two (2) buildings on this property. He stated that nine (9) surrounding property owners were notified and four (4) written objections were received.

Dennis Cooper stated that Mr. Crecelius has been very helpful during this process, explaining that he has purchased this lot and will construct one (1) building on the property if he does not receive the requested variance. He explained that he is requesting a 12 ft. front setback variance to allow him to construct two (2) buildings on the property, with one building being utilized for his existing insurance company and the other being utilized as a snow cone stand. He discussed other signs and fences in the immediate area that are closer to the highway than his request, explaining that Texas Department of Transportation has approved one (1) 30 ft. drive approach onto the property.

Roy Mills, adjoining business owner, expressed his concerns with parking and the customers backing out into traffic. Mr. Cooper stated that he will have adequate room for six to eight parking spaces.

After discussion, a motion was made by Member McDonald, seconded by Member Stafford to close the public hearing. The motion carried unanimously.

CONSIDER BUILDING LINE SETBACK VARIANCE FOR LOT 10B, BLOCK 1,  
J.I. RICHARDSON ADDITION, OWNED BY DENNIS COOPER  
(203½ HWY. 175 WEST)

Member McDonald expressed his feelings that the rules are established for a purpose and the four (4) objections from surrounding property owners should also be taken into consideration.

A motion was made by Member McDonald, seconded by Member Bateman to deny the building line setback variance for Lot 10B, Block, 1, J.I. Richardson Addition. The motion carried unanimously.

ADJOURN

A motion was made by Member McDonald, seconded by Member Sanders to adjourn. The motion carried unanimously.

PASSED AND APPROVED THIS 11<sup>TH</sup> DAY OF MAY, 2010.

---

Chairman

ATTEST:

---

Pam Watson, City Secretary