

WORKSHOP SESSION

OCTOBER 24, 2016

The City Council of the City of Athens entered into a Workshop Session on Monday, October 24, 2016, immediately following the 5:30 p.m. in the Derek D. Daniels Conference Room of the Athens Partnership Center, 201 W. Corsicana St., Athens, Texas with the following members present, to-wit:

Jerry D. Vaught, Mayor
Tres Winn, Mayor Pro-Tem
Monte Montgomery
Joe Whatley
Ed McCain

Philip Rodriguez, City Manager
Bonnie Hambrick, City Secretary
Blake Armstrong, City Attorney

others present: Rodney Williams, John McQueary, Barbara Holly, Lawrence Cutrone, Gary Whittle, Ann Perryman, Will Traxson and David Daniels;

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

DECLARATION OF CONFLICT OF INTEREST

No action was taken.

PLANNING, DEVELOPMENT & ZONING

- ZONING DISTRICTS, PURPOSE AND DELINEATIONS
- WATER RETENTION
- GENERAL COMMERCIAL CONSTRUCTION PERMIT REQUIREMENTS

Barbara Holly, Interim Planning Director, discussed the zoning districts, purpose and delineations. She identified that there are 17 zoning designations, the majority of which relate to residential zoning. There are five (5) that are business related; office, retail, central business district, commercial and industrial, with two (2) overlay districts; planned development and specific use provision. She explained that the Planned Development Overlay District gives the City Council the ability to modify any site plan for footprint, building materials, elevations, parking, landscaping, screening, and the like.

Ms. Holly discussed the flood protection regulations that were adopted April 2010 and stated that staff is reviewing the FEMA maps to ensure that we are meeting the standards.

Councilmember Montgomery stated that a water retention study had to be submitted to prove that there was no more than 10% of the extra water runoff if there was any question. He further stated that the State Water Code states that any property owner that puts excess water on another property owner is subject to litigation. Councilmember Montgomery stated his concern for areas that are within the City that are a real issue.

Ms. Holly stated that she recommends the City put something in the Ordinance that requires a water retention study to be submitted.

There was further discussion.

Ms. Holly discussed the general commercial construction permit requirements, stating that there is a two (2) page checklist of what needs to be done and what is required for commercial buildings.

After additional discussion it was the consensus of the City Council that staff make recommendations on amending the current Zoning Ordinance to specifically include drainage requirements for development or redevelopment.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED THIS THE 14th DAY OF NOVEMBER, 2016.

Jerry D. Vaught, Mayor

ATTEST:

Bonnie Hambrick, City Secretary