

Regular Session

December 2, 2019

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, December 2, 2019, 5:30 p.m. in the Derek D. Daniels Conference Room of the Athens Partnership Center, 201 West Corsicana Street, Athens, Texas with the following members present, to wit:

Mark Carroll
Scott Fullingim
Brandon Smith
Kyle Tidmore
Chris Tinsley

Audrey Sloan, Director of Development Services
Sheila Garrett, Development Coordinator

Others present: Mark & Carol Immel, Kevin Habibelahian, Steve Shaddox, and Bubba Smith.

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

The meeting was called to order by Chairperson Carroll.

CONSIDER APPROVING THE MINUTES OF THE NOVEMBER 4, 2019 REGULAR SESSION.

Member Tinsley made a motion to approve the minutes. The motion was seconded by Member Tidmore and passed unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM S & H ASSET MANAGEMENT, LLC FOR APPROVAL OF THE REPLAT OF LOT 8, BLOCK 14 OF THE PARK HIGHLANDS ADDITION, T. PARMER LEAGUE A-782 CREATING LOTS 8-A AND 8-B. (911 SOUTH PALESTINE STREET)

Chairperson Carroll opened the public hearing. Sloan described the location of the property and stated that the applicant to subdivide the existing lot into two separate lots. The existing building will be on Lot 8-A and Lot 8-B will encompass the currently vacant portion of the property to the south. The property is zoned as Retail. Both lots conform to the performance requirements of the Retail zoning district. The replat is compliant with the City's zoning and subdivision ordinances. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM S & H ASSET MANAGEMENT, LLC FOR APPROVAL OF THE REPLAT OF LOT 8, BLOCK 14 OF THE PARK HIGHLANDS ADDITION, T. PARMER LEAGUE A-782 CREATING LOTS 8-A AND 8-B. (911 SOUTH PALESTINE STREET)

Member Tinsley made a motion to approve the request. The motion was seconded by Member Smith and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM CARNELL JACKSON AND LAVINIA RUSSELL FOR APPROVAL OF A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME FOR LOT 24, BLOCK 1 OF THE FAIRVIEW ADDITION, B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 400 ST. JOSEPH STREET.

Chairperson Carroll opened the public hearing. Sloan described the location of the property and stated that the applicant is requesting to install a manufactured home on the property. A specific use permit is

required to install a manufactured home on Single-Family – 5, Single-Family – 7, or Agriculture zoned lots. The 50 feet wide by 100 feet deep lot meets the minimum size requirements for a Single-Family – 5 lot. Letters of notification were sent to the eighteen surrounding property owners within two hundred feet. No responses were returned. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM CARNELL JACKSON AND LAVINIA RUSSELL FOR APPROVAL OF A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME FOR LOT 24, BLOCK 1 OF THE FAIRVIEW ADDITION, B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 400 ST. JOSEPH STREET.

Member Tidmore made a motion to approve the request. The motion was seconded by Member Fullingim and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM MARK IMMEL FOR APPROVAL OF A SPECIFIC USE PERMIT FOR THE LIGHT MANUFACTURING AND ASSEMBLY OF FORMED RUBBER PRODUCTS FOR LOT 2D, BLOCK 90 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY A-782, ALSO KNOWN AS 807 WEST CORSICANA STREET.

Chairperson Carroll opened the public hearing. Sloan described the location of the property and stated that the applicant is requesting a SUP in order to manufacture formed rubber products. The particular process employed falls into the light manufacturing category which is defined as the manufacturing of finished products or parts, predominately from previous prepared materials, including fabrication, assembly, and packaging of such products, but excluding basic industrial processing. Letters of notification were sent to the seven surrounding property owners within two hundred feet. One approval was returned. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM MARK IMMEL FOR APPROVAL OF A SPECIFIC USE PERMIT FOR THE LIGHT MANUFACTURING AND ASSEMBLY OF FORMED RUBBER PRODUCTS FOR LOT 2D, BLOCK 90 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY A-782, ALSO KNOWN AS 807 WEST CORSICANA STREET.

Member Tinsley made a motion to approve the request. The motion was seconded by Member Tidmore and was approved unanimously.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 3rd DAY OF FEBRUARY 2020.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator