

PLANNING & ZONING COMMISSION
REGULAR SESSION
October 3, 2022

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, October 3, 2022, 5:30 p.m. in the Civic Hall of the Cain Center, 915 South Palestine Street, Athens, Texas. The following members were present constituting a quorum: Cody Craig, Jim Kerlin, Beverly Peek, and Brian Schutt.

Director of Development Services Audrey Sloan, Development Coordinator Noemi Lopez, Councilperson SyTanna Freeman, Councilperson Aaron Smith, Betty Boswell, Kit Flores, Arlisa Hayes, Sam Moore and Charles Tidmore were also present.

The meeting was called to order by Chairperson Craig.

DECLARATION OF CONFLICT OF INTEREST.

None to declare. Although it does not constitute a conflict of interest, Member Kerlin disclosed for the record that he lives nearby but greater than 200 feet away from 1002 E Tyler St.

PUBLIC COMMUNICATIONS.

None.

CONSIDER APPROVING THE PLANNING & ZONING COMMISSION MEETING SCHEDULE FOR THE 2023 FISCAL YEAR.

Member Kerlin made a motion to approve the meeting schedule as presented. Vice Chairperson Schutt seconded the motion and it passed unanimously.

CONSIDER APPROVING THE MINUTES OF THE SEPTEMBER 6, 2022, REGULAR SESSION.

Vice Chairperson Schutt made a motion to approve the minutes as written. Member Peek seconded the motion and it passed unanimously.

UPDATE FOR ITEMS ON THE SEPTEMBER 6, 2022, PLANNING & ZONING AGENDA.

Sloan gave a brief update.

DISCUSS/CONSIDER A REQUEST FROM CHARLIE TIDMORE FOR APPROVAL OF THE FINAL PLAT OF THE WINDWARD COVE ADDITION, G. GARCIA SURVEY, A-216 LOCATED AT 1813 CR 4817; ALSO KNOWN AS PROPERTY ID: R8513. OWNER: TIDMORE-SEARS LLC

Sloan gave an overview of the request. Member Peek made a motion to approve the plat with the condition that lot designations are added for each tract. The motion was seconded by Member Kerlin and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM SAM MOORE OF MAIN & MAIN CAPITAL GROUP, LLC FOR APPROVAL OF A SITE PLAN FOR COFFEE SHOP WITH DRIVE THROUGH USE IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT FOR BLOCK 119, LOT 2 OF ATHENS ORIGINAL TOWN, R. A. CLARK SURVEY A-171; ALSO KNOWN AS 1002 E TYLER ST. OWNER: PAUL CORDER

Chairperson Craig opened the public hearing. Sloan gave a brief overview of the request. Fourteen surrounding property owners were notified of the request. No responses were returned. The applicant, Sam Moore, gave an overview of the proposed project. Surrounding property owners Arlisa Hayes, Kit Flores and Betty Boswell discussed concerns regarding screening, tree removal, the dumpster location

and lighting. These items were discussed at length with Moore responding to questions presented by the Commission and surrounding property owners regarding the concerns. Chairperson Craig closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM SAM MOORE OF MAIN & MAIN CAPITAL GROUP, LLC FOR APPROVAL OF A SITE PLAN FOR COFFEE SHOP WITH DRIVE THROUGH USE IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT FOR BLOCK 119, LOT 2 OF ATHENS ORIGINAL TOWN, R. A. CLARK SURVEY A-171; ALSO KNOWN AS 1002 E TYLER ST. OWNER: PAUL CORDER

Chairperson Craig made a motion to recommend approval of the request with the stipulation that a CMU screening fence shall be erected at the rear of the property prior to vertical construction on the site and it shall match the height of the existing screening fences to the east and west. In addition, he stipulated that the two trees to be removed along the rear property line shall be replaced with two new trees in the general vicinity and that the lighting design for the site shall comply with the City's lighting standards. The motion was seconded by Vice Chairperson Schutt and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST TO REPEAL IN ITS ENTIRETY AND RE-ESTABLISH CHAPTER 22, ARTICLE V, SECTION 22-41 OF THE CITY CODE OF ORDINANCES, TITLED SIGN REGULATIONS.

Chairperson Craig opened the public hearing. Sloan gave overview of the proposal to revise and update the sign regulations. City Manager Chairperson Craig closed the public hearing.

DISCUSS/CONSIDER A REQUEST TO REPEAL IN ITS ENTIRETY AND RE-ESTABLISH CHAPTER 22, ARTICLE V, SECTION 22-41 OF THE CITY CODE OF ORDINANCES, TITLED SIGN REGULATIONS.

No action was taken. The item died for lack of a motion.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 7th DAY OF NOVEMBER 2022.

Chairman

ATTEST: _____
Noemi Lopez, Development Coordinator