

Regular Session

November 5, 2018

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, November 5, 2018, 5:30 p.m. in the Derek D. Daniels Conference Room of the Athens Partnership Center, 201 West Corsicana, Athens, Texas with the following members present, to wit:

Steve Barksdale, Chair
Brady Autry
Kari Wilmeth

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

with the following member absent: Armando Rincón. Others present: Wes Parnell, Paula Lemmon, Aaron Smith, Nathan Herrington, Steve Grant, Michael Gross and Cory Frentress

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

The meeting was called to order by Chairman Barksdale.

CONSIDER APPROVING THE MINUTES OF THE OCTOBER 1, 2018 REGULAR SESSION.

A motion was made by Member Autry and seconded by Member Wilmeth to approve the October 1, 2018 minutes as written. The motion carried unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM FIRST HYBIRD INC., PS PLAN FOR THE APPROVAL OF THE REPLAT OF LOTS 15, 16 & 17, COUNTRY CLUB PLACE CREATING LOTS 15-R, 16-R & 17-R, COUNTRY CLUB PLACE PHASE I ADDITION (P-11-18-001)

Chairman Barksdale opened the public hearing. Ryan Adams, Interim Director of Development Services, informed the Commission the requested replat will expand the size of Lot 16 and reduce the size of Lots 15 and 17. Adams stated the new lots will continue to conform to their respective zoning designation of Single Family-10 (SF-10). Adams added that any expansion of the legal non-conforming use on Lot 16 will require a zoning action. Robert Gross ask if the minimum square footage requirements for the homes would change. Steve Grant, agent for applicant, responded that the deed restrictions requirements will not change. Chairman Barksdale closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM FIRST HYBIRD INC., PS PLAN FOR THE APPROVAL OF THE REPLAT OF LOTS 15, 16 & 17, COUNTRY CLUB PLACE CREATING LOTS 15-R, 16-R & 17-R, COUNTRY CLUB PLACE PHASE I ADDITION (P-11-18-001)

A motion was made by Member Wilmeth and seconded by Member Autry to approve the request. The motion carried unanimously.

DICUSS/CONSIDER A REQUEST FROM ATHENS OLD TOWN, LLC FOR APPROVAL OF THE REPLAT OF LOTS 4, 5 & 6, BLOCK 5 - PARK HIGHLANDS SUBDIVISION CREATING LOTS 4, 4A, 5 & 6, BLOCK 5 – PARK HIGHLANDS SUBDIVISION. (P-11-18-002)

A motion was made by Member Autry and seconded by Member Wilmeth to approve the request. The motion carried unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM NATHAN HERRINGTON FOR APPROVAL OF THE REPLAT OF TRACT 36, RA CLARK SURVEY CREATING TRACTS 36 & 36a, RA CLARK SURVEY (P-11-18-003)

Chairman Barksdale opened the public hearing. Adams explained the proposed replat, located at 1417 East Tyler Street (Whataburger), is dividing the existing lot into two lots. Lot 36A will be developed as a church. The new lots will conform to the requirements of their respective zoning designation which is Commercial (C). Chairman Barksdale closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM NATHAN HERRINGTON FOR APPROVAL OF THE REPLAT OF TRACT 36, RA CLARK SURVEY CREATING TRACTS 36 & 36a, RA CLARK SURVEY (P-11-18-003)

A motion was made by Member Autry and seconded by Member Wilmeth to approve the request. The motion carried unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM WES PARNELL FOR APPROVAL OF THE REPLAT OF TRACT 121, RA CLARK SURVEY CREATING TRACTS 121 & 121-A (P-11-18-004)

Chairman Barksdale opened the public hearing. Adams stated the proposed replat, located at 1303 Flat Creek Road (Chicken Express), is relocating the property line in between two existing lots. Adams added that the Chicken Express site (Lot 121) will increase in size in order to accommodate for a new parking lot layout. The new lots will conform to the requirements of their respective zoning designation which is Commercial (C).

DISCUSS/CONSIDER A REQUEST FROM WES PARNELL FOR APPROVAL OF THE REPLAT OF TRACT 121, RA CLARK SURVEY CREATING TRACTS 121 & 121-A (P-11-18-004)

A motion was made by Member Wilmeth and seconded by Member Autry to approve the request. The motion carried unanimously.

DEVELOPMENT ACTIVITIES REPORT

Ryan Adams updated the Commission on current projects.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 3rd DAY OF DECEMBER 2018.

Steve Barksdale, Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator