

PLANNING & ZONING COMMISSION
REGULAR SESSION
February 1, 2021

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, February 1, 2021, 5:30 p.m. in the Conference Room of the Development Services Center, 501 US Highway 175 West, Athens, Texas. The following members were present constituting a quorum: Mark Carroll, Beverly Peek, Kyle Tidmore and Brandon Smith.

Director of Development Services Audrey Sloan, City Manager Elizabeth Borstad, Mayor Monte Montgomery, Councilperson SyTanna Freeman, Councilperson Aaron Smith, Katherine Flores and husband, James Kerlin and Kevin Lily were also present.

The meeting was called to order by Chairperson Carroll.

CONSIDER APPROVING THE MINUTES OF THE JANUARY 7, 2020 SPECIAL SESSION.

Member Peek made a motion to approve both sets of minutes. Member Tidmore seconded the motion and it passed unanimously.

DECLARATION OF CONFLICT OF INTEREST.

None.

PUBLIC COMMUNICATIONS.

None.

PUBLIC HEARING CONCERNING A REQUEST FROM TRITON ATHENS I, LLC FOR APPROVAL OF A SITE PLAN AMENDMENT FOR LOTS 1-5, BLOCK 1 OF THE TRITON ATHENS SUBDIVISION, R.A. CLARK SURVEY A-171, ALSO KNOWN AS 1006, 1010 AND 1012 EAST TYLER STREET.

Sloan discussed the location of the property and gave a brief history of the Triton development project. Sloan stated the current amendment applied to Lot 5 only and included the addition of a shared outdoor seating area and shared restroom facilities between the restaurant buildings. Letters of notification were mailed to the thirteen surrounding property owners within two hundred feet and two responses were returned. Chairperson Carroll opened the public hearing. There was a lengthy discussion concerning the proposed amendment. James Kerlin of 1015 Crestway Drive discussed concerns with the upkeep of the shared areas as well as potential access after-hours. He also discussed concerns with the retention pond located on the site. Mayor Monte Montgomery also discussed concerns with the shared restroom facilities. Kevin Lily, owner of 1001 & 1105 East Tyler Street, expressed concerns with not having restroom facilities provided within the restaurant buildings, with the number of restroom facilities provided and with potential misuse of the restroom facilities from after-hours traffic. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER THE REQUEST FROM TRITON ATHENS I, LLC FOR APPROVAL OF A SITE PLAN AMENDMENT FOR LOTS 1-5, BLOCK 1 OF THE TRITON ATHENS SUBDIVISION, R.A. CLARK SURVEY A-171, ALSO KNOWN AS 1006, 1010 AND 1012 EAST TYLER STREET.

There was a brief discussion by the Planning & Zoning Member. Members Peek & Smith echoed concerns discussed during the public hearing. Peek questioned if a potential health issue might be at play if patrons are not provided sinks within the individual restroom enclosures. Member Tidmore agreed that there were legitimate concerns and recommended tabling the item until the applicant could address the concerns. Chairperson Carroll stated that he is aware of similar outdoor restroom facilities being utilized in larger cities such as Houston but agreed that there are some outstanding questions that

need to be addressed by the applicant. Member Tidmore made a motion to table the item. The motion was seconded by Member Peek and was approved unanimously.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 1st DAY OF MARCH 2021.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator