

PLANNING & ZONING COMMISSION
REGULAR SESSION
February 3, 2020

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, February 3, 2020, 5:30 p.m. in the Derek D. Daniels Conference Room of the Athens Partnership Center, 201 West Corsicana Street, Athens, Texas. The following members were present constituting a quorum: Mark Carroll, Kyle Tidmore and Chris Tinsley.

Audrey Sloan, Director of Development Services; Sheila Garrett, Development Coordinator; Elizabeth Borstad, City Manager; Monte Montgomery, Mayor; Aaron Smith, Councilman; Darwin Watson, Betty Foster, Donna Meredith, Eric Abeln, Anne Perryman and Chip Perryman were also present.

The meeting was called to order by Chairperson Carroll.

CONSIDER APPROVING THE MINUTES OF THE DECEMBER 2, 2019 REGULAR SESSION.

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

PUBLIC HEARING CONCERNING A REQUEST FROM DAVID AND BLAKE DANIELS FOR APPROVAL OF THE REPLAT OF LOT 1, BLOCK 3 OF THE AMMTEC ADDITION NUMBER 1, J. B. ATWOOD SURVEY A-19, CREATING LOTS 1A AND 1B. (1645 ENTERPRISE STREET)

Chairperson Carroll opened the public hearing. Sloan described the location of the property and stated that the applicant is proposing to subdivide the existing lot into two separate lots. The existing building will be on Lot 1B and Lot 1A will encompass the currently vacant portion of the property to the west. The property is zoned as Industrial. Both lots conform to the performance requirements of the Industrial 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 DAVID AND BLAKE DANIELS FOR APPROVAL OF THE REPLAT OF LOT 1, BLOCK 3 OF THE AMMTEC ADDITION NUMBER 1, J. B. ATWOOD SURVEY A-19, CREATING LOTS 1A AND 1B. (1645 ENTERPRISE STREET)

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

PUBLIC HEARING CONCERNING A REQUEST FROM BILL MCMAHON FOR APPROVAL OF A SITE PLAN AMENDMENT INVOLVING PROPOSED SIGNAGE FOR PANDA EXPRESS FOR LOT 1, BLOCK 1 OF THE TRITON ATHENS SUBDIVISION, ALSO KNOWN AS 1006 EAST TYLER STREET.

Chairperson Carroll opened the public hearing. Sloan described the location of the property and stated that the applicant is requesting to install two additional wall signs, one each on the east and west facades. The proposed monument sign also exceeds the maximum height of seven feet by one- and one-half inch. Letters of notification were sent to the eight surrounding property owners within two hundred feet. Two responses were returned. Mayor Montgomery discussed that the property owner is intending to submit a site plan amendment for the entire site. Jim Kerlin, 1010 Crestway Drive, spoke about his concerns for the proposal. Anne Perryman stated she was not in favor of the additional wall signage. Donna Meredith, 1181 Oval Drive, stated she was not in favor of the additional wall signage. Eric Abeln, architect for the Panda Express project, spoke about request and responded to questions from the

citizens present. City Manager Borstad spoke about the elevation and grading of the site. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM BILL MCMAHON FOR APPROVAL OF A SITE PLAN AMENDMENT INVOLVING PROPOSED SIGNAGE FOR PANDA EXPRESS FOR LOT 1, BLOCK 1 OF THE TRITON ATHENS SUBDIVISION, ALSO KNOWN AS 1006 EAST TYLER STREET.

Member Tinsley made a motion to approve the request as submitted, except for the east and west wall signs which were not approved. The motion was seconded by Member Tidmore and was approved unanimously.

DISCUSS/CONSIDER A REQUEST FROM WINTERS OIL PARTNERSHIP FOR APPROVAL OF THE FINAL PLAT OF LOT 1 OF THE WALLACE ADDITION, B. C. WALTERS SURVEY A-797. (6096 US HIGHWAY 175 WEST)

Sloan described the location of the property and discussed the applicant's proposal to develop a gas station and convenience store on the property. A portion of the property has been requested to be annexed into the city. Member Tinsley made a motion to approve the request. The motion was seconded by Member Tidmore and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM WINTERS OIL PARTNERSHIP FOR APPROVAL OF A SITE PLAN FOR A GAS STATION AND CONVENIENCE STORE IN A PLANNED DEVELOPMENT 2 ZONING DISTRICT FOR LOT 1 OF THE WALLACE ADDITION, B. C. WALTERS SURVEY A-797. (6096 US HIGHWAY 175 WEST)

Chairperson Carroll opened the public hearing. Sloan further discussed the applicant's proposal to develop a gas station and convenience store on the property. Letters of notification were sent to the two surrounding property owners within two hundred feet. One response was returned. Mayor Montgomery suggested that signage prohibiting overnight parking be installed on site since trailer truck parking was being provided. Darwin Watson, representing Winters Oil, stated that the signage would be okay especially since the convenience store would not be opened 24 hours. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM WINTERS OIL PARTNERSHIP FOR APPROVAL OF A SITE PLAN FOR A GAS STATION AND CONVENIENCE STORE IN A PLANNED DEVELOPMENT 2 ZONING DISTRICT FOR LOT 1 OF THE WALLACE ADDITION, B. C. WALTERS SURVEY A-797. (6096 US HIGHWAY 175 WEST)

Member Tidmore made a motion to approve the request with the stipulation that "no overnight parking" signage is required to be posted on the site. The motion was seconded by Member Tinsley and was approved unanimously.

PUBLIC HEARING CONCERNING THE REPEAL AND REPLACEMENT OF SECTION 31A OF THE ZONING ORDINANCE, IN ITS ENTIRETY, REGARDING TEMPORARY USE PERMITS.

Chairperson Carroll opened the public hearing. Sloan discussed the proposal to replace the existing Temporary Use Permit ordinance with a new ordinance that addresses both temporary events and temporary structures as the current ordinance only addresses events. The new ordinance also establishes appropriate time frames and other guidelines for each type temporary use and structure. The proposal was discussed at length. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER THE REPEAL AND REPLACEMENT OF SECTION 31A OF THE ZONING ORDINANCE, IN ITS ENTIRETY, REGARDING TEMPORARY USE PERMITS.

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

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 2nd DAY OF MARCH 2020.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator