

Regular Session

April 1, 2019

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, April 1, 2019, 5:30 p.m. in the Council Chamber of the City Hall Annex, 501 North Pinkerton Street, Athens, Texas with the following members present, to wit:

Mark Carroll  
Scott Fullingim  
Brandon Smith  
Chris Tinsley

Audrey Sloan, Director of Development Services

Others present: Bonnie Hambrick, Aaron Smith, Steve Woodruff, Mattie Campbell, Jon Pugh, Jr., Charlie Tidmore, Josh Millsap, Lisa White and other interested citizens.

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 FEBRUARY 11, 2019 SPECIAL SESSION AND THE MARCH 4, 2019 REGULAR SESSION.**

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

**PUBLIC HEARING CONCERNING A REQUEST FROM THE CITY OF ATHENS FOR APPROVAL OF A ZONING CHANGE FROM MULTI-FAMILY – 5 (MF-5) TO PLANNED DEVELOPMENT WITH MULTI-FAMILY – 2 BASE ZONING (PD/MF-2) FOR TRACT 254 OF THE T. PARMER SURVEY, ABSTRACT 782, ALSO KNOWN AS 405 LINDSEY LANE.**

Chairperson Carroll opened the public hearing. Sloan stated that the zoning change is being requested by the City so that the property can be sold and developed for duplex use. The property is the former site of the old hospital which has been demolished. Final plat and site plan approval would be required before the property could be developed.

Dr. Steve Wofford, 816 Valley Vista, spoke in favor of the property being developed as a park.

Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM THE CITY OF ATHENS FOR APPROVAL OF A ZONING CHANGE FROM MULTI-FAMILY – 5 (MF-5) TO PLANNED DEVELOPMENT WITH MULTI-FAMILY – 2 BASE ZONING (PD/MF-2) FOR TRACT 254 OF THE T. PARMER SURVEY, ABSTRACT 782, ALSO KNOWN AS 405 LINDSEY LANE.**

Member Tinsley made a motion to approve the zoning change request. Member Fullingim seconded the motion and it passed unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM SCOTT FULLINGIM FOR APPROVAL OF A ZONING CHANGE FROM OFFICE (O) TO TWO-FAMILY RESIDENTIAL (MF-2) FOR LOT 1, BLOCK 29A OF THE PARK HIGHLANDS ADDITION, ALSO KNOWN AS 500 RICHARDSON STREET.**

Chairperson Carroll opened the public hearing. Member Fullingim declared a conflict of interest and recused himself. Sloan stated that the zoning change is being requested so that the property can be

developed for duplex use. The property is large enough to be re-platted into two separate lots which would allow for a duplex to be constructed on each lot.

Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM SCOTT FULLINGIM FOR APPROVAL OF A ZONING CHANGE FROM OFFICE (O) TO TWO-FAMILY RESIDENTIAL (MF-2) FOR LOT 1, BLOCK 29A OF THE PARK HIGHLANDS ADDITION, ALSO KNOWN AS 500 RICHARDSON STREET.**

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

**PUBLIC HEARING CONCERNING A REQUEST FROM JOSH MILLSAP OF STANTEC CONSULTING SERVICES FOR APPROVAL OF A SITE PLAN AND SPECIFIC USE PERMIT FOR AN AUTOMATIC CAR WASH (UNATTENDED) IN A PLANNED DEVELOPMENT 1 – RETAIL ZONING DISTRICT (PD-1/R) FOR LOTS 4 AND 15, BLOCK B OF THE MATTHEWS ADDITION OF THE T. PARMER SURVEY, ABSTRACT 782, ALSO KNOWN AS 714 EAST TYLER STREET.**

Chairperson Carroll opened the public hearing. Sloan stated that the property is located on East Tyler Street to the east of Braum's. The applicant is proposing to demolish the existing residential structure on the property and construct a new 3,133 square foot automatic carwash on the property with 15 vacuum stations. A specific use permit is required for the proposed use according to the zoning ordinance. The proposed site plan and landscape plan are compliant with City ordinances. The sign package is also compliant except that the monument sign is larger than maximum requirements.

Josh Millsap discussed the proposed project and the monument sign.

Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM SCOTT FULLINGIM FOR APPROVAL OF A ZONING CHANGE FROM OFFICE (O) TO TWO-FAMILY RESIDENTIAL (MF-2) FOR LOT 1, BLOCK 29A OF THE PARK HIGHLANDS ADDITION, ALSO KNOWN AS 500 RICHARDSON STREET.**

The Commission discussed the monument sign at length. A motion was made by Member Tinsley and seconded by Member Fullingim to approve the request with the stipulation that the electronic message board on the monument sign would not be operated in such a manner as to cause a distraction to motorists or neighbors. The motion passed unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM JOSH MILLSAP OF STANTEC CONSULTING SERVICES FOR APPROVAL OF THE REPLAT OF LOTS 4 AND 15, BLOCK B OF THE MATTHEWS ADDITION OF THE T. PARMER SURVEY, ABSTRACT 782 CREATING LOT 1, BLOCK 1 OF THE USA EXPRESS ADDITION. (714 EAST TYLER STREET)**

Chairperson Carroll opened the public hearing. Sloan stated that the property is located on East Tyler Street to the east of Braum's. The applicant is proposing to demolish the existing residential structure on the property and construct a new 3,133 square foot automatic carwash on the property with 15 vacuum stations. The replat is compliant with the City's subdivision and zoning ordinances.

Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM JOSH MILLSAP OF STANTEC CONSULTING SERVICES FOR APPROVAL OF THE REPLAT OF LOTS 4 AND 15, BLOCK B OF THE MATTHEWS ADDITION OF THE T. PARMER SURVEY, ABSTRACT 782 CREATING LOT 1, BLOCK 1 OF THE USA EXPRESS ADDITION. (714 EAST TYLER STREET)**

A motion was made by Member Tinsley and seconded by Member Fullingim to approve the request. The motion passed unanimously.

**DISCUSS/CONSIDER A REQUEST FROM WILLIAM AND SHERI ROBSON FOR APPROVAL OF THE FINAL PLAT OF A 35.33-ACRE TRACT OF THE THOMAS HELMS SURVEY, ABSTRACT 335 AND THE JOSEPH STEVEN SURVEY, ABSTRACT 729 CREATING LOTS 1 AND 2, BLOCK 1 OF THE TANNEHILL ACRES SUBDIVISION. (800 TANNEHILL WAY)**

Sloan stated that the property is located on Tannehill Way to the south of Coleman Park. The property is being platted into two separate lots in order to construct a new home. The existing home will be located on Lot 2. The new home will be constructed on Lot 1. The final plat does conform with the City's subdivision and zoning ordinances.

A motion was made by Chairperson Carroll and seconded by Member Fullingim to approve the request. The motion passed unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM RANDAL AND DEBBIE ROME FOR APPROVAL OF THE REPLAT OF LOTS 82, 83 AND 84 OF THE OAKWOOD ADDITION, UNIT 1 OF THE DAVID CHERRY SURVEY, ABSTRACT 135 CREATING LOT 82-A. (CHARLYA DRIVE)**

Chairperson Carroll opened the public hearing. Sloan stated that the property is located in the City's extraterritorial jurisdiction on the south side of Lake Athens on the northwest corner of Charlya Drive and Sabine. The three vacant lots are being replatted into one lot for new residential development. The replat does conform with the City's subdivision and zoning ordinances

Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM RANDAL AND DEBBIE ROME FOR APPROVAL OF THE REPLAT OF LOTS 82, 83 AND 84 OF THE OAKWOOD ADDITION, UNIT 1 OF THE DAVID CHERRY SURVEY, ABSTRACT 135 CREATING LOT 82-A. (CHARLYA DRIVE)**

A motion was made by Chairperson Tinsley and seconded by Member Fullingim to approve the request. The motion passed unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM DOUGLAS AND VICKIE JO HARLESS FOR APPROVAL OF THE REPLAT OF LOT 5, BLOCK LARGE LOT 4 OF THE T. PARMER SURVEY, ABSTRACT 782 CREATING LOTS 5A & 5B. (400-412 NORTH PRAIRIEVILLE STREET)**

Chairperson Carroll opened the public hearing. Sloan stated that the property is located on North Prairieville Street north of East Larkin Street. The property owner is re-platting the property into two separate lots in order to sell one of the lots. The replat does conform with the City's subdivision and zoning ordinances.

Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM DOUGLAS AND VICKIE JO HARLESS FOR APPROVAL OF THE REPLAT OF LOT 5, BLOCK LARGE LOT 4 OF THE T. PARMER SURVEY, ABSTRACT 782 CREATING LOTS 5A & 5B. (400-412 NORTH PRAIRIEVILLE STREET)**

A motion was made by Chairperson Smith and seconded by Member Tinsley to approve the request. The motion passed unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM FRANCISCO BALDERAS FOR APPROVAL OF THE REPLAT OF LOTS 12A AND 12B OF BLOCK 1 OF THE EDWIN HART ADDITION OF THE T. PARMER SURVEY, ABSTRACT 782 CREATING LOT 12-C. (521 AND 523 WEST LARKIN STREET)**

Chairperson Carroll opened the public hearing. Sloan stated that the property is located at the intersection of West Larkin Street and York Street to the east of Walker Street. The property owner is

re-platting the two existing lots into one for commercial development. The re-platted lot is triangular and has a front yard setback of 25' from both West Larkin Street and York Street. This leaves a small buildable area in the center of the lot. The minimum square footage for a dwelling unit is 800 square feet. The replat does conform with the City's subdivision and zoning ordinances. Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM FRANCISCO BALDERAS FOR APPROVAL OF THE REPLAT OF LOTS 12A AND 12B OF BLOCK 1 OF THE EDWIN HART ADDITION OF THE T. PARMER SURVEY, ABSTRACT 782 CREATING LOT 12-C. (521 AND 523 WEST LARKIN STREET)**

A motion was made by Chairperson Tinsley and seconded by Member Fullingim to approve the request. The motion passed unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM WILLIAM AND ROBIN PRIESTLY FOR APPROVAL OF THE REPLAT OF LOT 6 OF BLOCK 1 OF THE CEDAR CREST ADDITION AND LOT 2E OF BLOCK 57 OF ATHENS ORIGINAL TOWN OF THE T. HELMS SURVEY, ABSTRACT 335 CREATING LOT 6-A. (805 HUMPHREY STREET)**

Chairperson Carroll opened the public hearing. Sloan stated that the property is located on Humphrey Street and Lovers Lane. The applicant is the owner of the existing home at 805 Humphrey Street. He is proposing to construct an accessory structure on the large vacant lot he also owns to the north of 805 Humphrey. The vacant lot has road frontage on Lovers Lane. The lots are required to be re-platted into one lot in order to accommodate for the accessory structure. The replat does conform with the City's subdivision and zoning ordinances.

Mattie Campbell, 303 S Wofford St, questioned the purpose of the accessory structure. Sloan explained that the accessory structure was proposed for the owner's personal use and that it could not be used for commercial purposes.

Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM WILLIAM AND ROBIN PRIESTLY FOR APPROVAL OF THE REPLAT OF LOT 6 OF BLOCK 1 OF THE CEDAR CREST ADDITION AND LOT 2E OF BLOCK 57 OF ATHENS ORIGINAL TOWN OF THE T. HELMS SURVEY, ABSTRACT 335 CREATING LOT 6-A. (805 HUMPHREY STREET)**

A motion was made by Chairperson Tinsley and seconded by Member Fullingim to approve the request. The motion passed unanimously.

**DEVELOPMENT ACTIVITIES REPORT**

Sloan addressed the concerns discussed by Member Tinsley in the previous Planning & Zoning Meeting. The City is proposing to update the Comprehensive Master Plan starting in the next fiscal year. The plan will address historical preservation and transportation in addition to many other issues.

**ADJOURN**

The meeting was adjourned.

**PASSED AND APPROVED ON THIS THE 1<sup>st</sup> DAY OF APRIL, 2019.**

\_\_\_\_\_  
Chairman

ATTEST: \_\_\_\_\_  
Sheila Garrett, Development Coordinator