

Regular Session

May 6, 2019

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, May 6, 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  
Kyle Tidmore

Audrey Sloan, Director of Development Services

Others present: Elizabeth Borstad, Walt Alsup, James & Mary Ann McClung, Linda & James Jones, John Crossley, Nancy Pursely, Dale Hudson, Paul Dooley, Kristi Gant, Steven Freeman 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 APRIL 1, 2019 REGULAR SESSION.**

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

**PUBLIC HEARING CONCERNING A REQUEST FROM JAMES AND MARY ANN MCCLUNG FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURE (A) TO SINGLE-FAMILY – 15 (SF-15) FOR TRACT 14 OF THE JOHN ROYAL SURVEY, ABSTRACT 648, ALSO KNOWN AS 3101 RANCH ROAD.**

Chairperson Carroll opened the public hearing. Sloan stated that the zoning change is being requested so that a home can be built on the property. The property does meet the minimum dimensions required for single-family development in SF-15 zoning.

Paul Dooley, 2742 Ranch Rd, spoke in opposition of the request with concerns about how the new home would impact property values.

John Crossley, 2951 Ranch Rd, spoke in opposition of the request with concerns about the square footage and valuation of the new home.

Linda Jones, 2903 Ranch Rd, expressed concern with how the zoning change might impact the zoning of surrounding property.

The applicant, James McClung, spoke to the concerns of the adjacent property owners and described the proposed size and architectural features of the new home.

Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM JAMES AND MARY ANN MCCLUNG FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURE (A) TO SINGLE-FAMILY – 15 (SF-15) FOR TRACT 14 OF THE JOHN ROYAL SURVEY, ABSTRACT 648, ALSO KNOWN AS 3101 RANCH ROAD.**

Chairperson Carroll asked for clarification on why the property could not be developed for single-family use under Agriculture zoning. Sloan explained that the property is essentially divided into two separate pieces by a narrow strip of property that is under different ownership. The two separate pieces do not

meet the minimum lot area requirements for single-family development under Agriculture zoning. After some discussion, a motion was made by Member Fullingim and seconded by Member Tidmore to approve the request. All members voted in favor except for Member Smith voting against.

**PUBLIC HEARING CONCERNING A REQUEST FROM CHRIS LAMANCE FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 5 (SF-5) TO RETAIL (R) FOR LOT 1, BLOCK 65B OF ATHENS ORIGINAL TOWN, ABSTRACT 782 OF THE T. PARMER SURVEY, ALSO KNOWN AS 601 SOUTH PALESTINE STREET.**

Chairperson Carroll opened the public hearing. Sloan stated that the zoning change is being requested for commercial development. The owner is proposing to demolish the existing single-family residence on the property in order to construct a new commercial building for the Ship Shop. Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM CHRIS LAMANCE FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 5 (SF-5) TO RETAIL (R) FOR LOT 1, BLOCK 65B OF ATHENS ORIGINAL TOWN, ABSTRACT 782 OF THE T. PARMER SURVEY, ALSO KNOWN AS 601 SOUTH PALESTINE STREET.**

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

**PUBLIC HEARING CONCERNING A REQUEST FROM ELIZABETH PATIÑO NUÑEZ FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURE (A) TO SINGLE-FAMILY – 7 (SF-7) FOR TRACT 96 OF ABSTRACT 797 OF THE B. C. WALTERS SURVEY, ALSO KNOWN AS 853 NORTH PRAIRIEVILLE STREET.**

Chairperson Carroll opened the public hearing. Sloan stated that the zoning change is being requested so that a manufactured home can be installed on the property. The owner is proposing to demolish the existing single-family residence on the property before installing the manufactured home. Manufactured homes on individual lots are required to be located in either Single-Family – 5 or Single-Family – 7 zoning districts. Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM ELIZABETH PATIÑO NUÑEZ FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURE (A) TO SINGLE-FAMILY – 7 (SF-7) FOR TRACT 96 OF ABSTRACT 797 OF THE B. C. WALTERS SURVEY, ALSO KNOWN AS 853 NORTH PRAIRIEVILLE STREET.**

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

**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 WALT ALSUP FOR APPROVAL OF THE PRELIMINARY PLAT OF LOTS 1-6 OF AVERY ACRES, A 4.12-ACRE TRACT OF ABSTRACT 170 OF THE GEORGE CLARK SURVEY, LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION OFF US HIGHWAY 175 EAST.**

Sloan stated that the property is located in the City's extraterritorial jurisdiction. The preliminary plat is proposed for single-family development.

The applicant, Walt Alsup, spoke about the plat. Elizabeth Borstad spoke about requirements for street widths and construction materials.

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

**DISCUSS/CONSIDER A REQUEST FROM TRITON ATHENS I, LLC FOR APPROVAL OF THE FINAL PLAT OF LOTS 1-5 OF BLOCK 1 OF THE TRITON ATHENS SUBDIVISION, ABSTRACT 171 OF THE RECINA ANN CLARK SURVEY, ALSO KNOWN AS 1006 EAST TYLER STREET.**

Sloan state the preliminary plat and site plan for the project have already been reviewed and approved by the Planning & Zoning Commission and the City Council. The final plat complies with the City's subdivision and zoning ordinances. A motion was made by Chairperson Smith and seconded by Member Tidmore to approve the request. The motion passed unanimously.

**DEVELOPMENT ACTIVITIES REPORT**

Sloan gave a brief update on recent development activities.

**ADJOURN**

The meeting was adjourned.

**PASSED AND APPROVED ON THIS THE 3<sup>rd</sup> DAY OF JUNE, 2019.**

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Chairman

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