

Regular Session

June 3, 2019

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, June 3, 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: Elizabeth Borstad, Monte Montgomery, Steve Woodruff, Johnathan and Viviana Johnson, Geoff Rouch, Ben Mata, Al Bachor 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 MAY 6, 2019 REGULAR SESSION.

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

PUBLIC HEARING CONCERNING A REQUEST FROM DAVID LAWRENCE FOR APPROVAL OF A SPECIFIC USE PERMIT FOR A LOAN AGENCY IN THE PLANNED DEVELOPMENT 1 – RETAIL (PD-1/R) ZONING DISTRICT FOR LOTS 5-7 OF BLOCK 26 OF ABSTRACT 782 OF THE T. PARMER SURVEY, ALSO KNOWN AS 607 EAST TYLER STREET, SUITE 117.

Chairperson Carroll opened the public hearing. David Daniels, owner of 607 East Tyler Street, spoke in favor of the request. Jeff Roach, a representative from Rapid Payday & Title Loans, also spoke in favor of the request.

Sloan stated that the applicant is requesting a loan agency use (Rapid Payday & Title Loans) for Suite 117. This type of use requires a specific use permit in Retail zoning districts according to the zoning ordinance. Letters of notification were sent to the nine surrounding property owners within two hundred feet. No responses were returned. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM DAVID LAWRENCE FOR APPROVAL OF A SPECIFIC USE PERMIT FOR A LOAN AGENCY IN THE PLANNED DEVELOPMENT 1 – RETAIL (PD-1/R) ZONING DISTRICT FOR LOTS 5-7 OF BLOCK 26 OF ABSTRACT 782 OF THE T. PARMER SURVEY, ALSO KNOWN AS 607 EAST TYLER STREET, SUITE 117.

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

PUBLIC HEARING CONCERNING A REQUEST FROM JOHNATHAN JOHNSON FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURE (A) TO SINGLE-FAMILY – 5 (SF-5) FOR LOT 15C-1 OF ABSTRACT 797 OF THE B. C. WALTERS SURVEY, ALSO KNOWN AS 1012 NORTH HAMLETT STREET.

Chairperson Carroll opened the public hearing. The applicant, Johnathan Johnson, spoke in favor of the request. He also expressed dissatisfaction with the application process and cost of the various application fees.

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 JOHNATHAN JOHNSON FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURE (A) TO SINGLE-FAMILY – 5 (SF-5) FOR LOT 15C-1 OF ABSTRACT 797 OF THE B. C. WALTERS SURVEY, ALSO KNOWN AS 1012 NORTH HAMLETT STREET.

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

PUBLIC HEARING CONCERNING A REQUEST FROM MATTHEW BERRY FOR APPROVAL OF THE REPLAT OF LOT 7 OF BLOCK 12 OF THE PARK HIGHLANDS ADDITION, ABSTRACT 782 OF THE T. PARMER SURVEY CREATING LOTS 7A AND 7B. (801 MARYLAND DRIVE)

Sloan stated that this item would not need consideration at this time because the replat as submitted does not meet the zoning regulations and therefore cannot be approved.

DISCUSS/CONSIDER A REQUEST FROM MATTHEW BERRY FOR APPROVAL OF THE REPLAT OF LOT 7 OF BLOCK 12 OF THE PARK HIGHLANDS ADDITION, ABSTRACT 782 OF THE T. PARMER SURVEY CREATING LOTS 7A AND 7B. (801 MARYLAND DRIVE)

No action was taken on the item.

PUBLIC HEARING CONCERNING A REQUEST FROM SCOTT FULLINGIM FOR APPROVAL OF THE REPLAT OF LOT 1 OF BLOCK 29A OF THE PARK HIGHLANDS ADDITION, ABSTRACT 782 OF THE T. PARMER SURVEY CREATING LOTS 1A AND 1B. (500 RICHARDSON STREET)

Chairperson Carroll opened the public hearing. Member Fullingim declared a conflict of interest and recused himself from voting on the item.

Sloan stated that the applicant is proposing to re-plat the property into two separate lots. Each lot meets the minimum size requirements for Multi-Family – 2 zoning. Letters of notification were sent to the eleven surrounding property owners within two hundred feet. No responses were returned. The re-plat is compliant with the City's zoning and subdivision ordinances.

Dr. Steve Woodruff, 812 Valle Vista, express concern with the type of development that might occur on the property. The applicant, Scott Fullingim, explained that he intended to building one duplex on each lot and to construct a privacy fence along the property line shared with the neighbor to the east. Dr. Woodruff stated he was satisfied with the applicant's plans withdrew his concerns.

DISCUSS/CONSIDER A REQUEST FROM SCOTT FULLINGIM FOR APPROVAL OF THE REPLAT OF LOT 1 OF BLOCK 29A OF THE PARK HIGHLANDS ADDITION, ABSTRACT 782 OF THE T. PARMER SURVEY CREATING LOTS 1A AND 1B. (500 RICHARDSON STREET)

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

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 1st DAY OF JULY, 2019.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator