

PLANNING & ZONING COMMISSION
REGULAR SESSION
June 7, 2021

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, June 7, 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: Brian Schutt, Kyle Tidmore, and Beverly Peek.

Director of Development Services Audrey Sloan, Councilperson SyTanna Freeman, Councilperson Robert Gross, Councilperson Aaron Smith, Clinton Buchanan, Mark Pleger, Mike Owens and Michael and Diana DeRossett were also present.

The meeting was called to order by Vice Chairperson Schutt.

CONSIDER APPROVING THE MINUTES OF THE MAY 3, 2021 REGULAR SESSION.

Member Peek made a motion to approve the 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 MARK PFLEGER OF ATHENS REAL ESTATE INVESTMENT, LLC FOR APPROVAL OF A SPECIFIC USE PERMIT FOR OPEN STORAGE AND DISPLAY OF STEEL PRODUCTS IN A COMMERCIAL ZONING DISTRICT FOR LOT 27-N OF THE KEY MOBILE HOME PARK ADDITION, B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 1200 US HIGHWAY 175 WEST.

Vice Chairperson Schutt opened the public hearing. Sloan discussed the location of the property and gave a brief overview of the request. Letters of notification were mailed to the five surrounding property owners within two hundred feet and no responses were returned. Benny Boyce and Frank Boyce of 1204 & 1208 Old Kaufman Road both expressed concerns with potential noise and unsightliness. The applicant, Mark Pleger, stated the hours of operation would be normal business hours, that there would be no salvaging or wrecking activities on site and that the storage racks would not exceed 8 feet in height.

DISCUSS/CONSIDER A REQUEST FROM MARK PFLEGER OF ATHENS REAL ESTATE INVESTMENT, LLC FOR APPROVAL OF A SPECIFIC USE PERMIT FOR OPEN STORAGE AND DISPLAY OF STEEL PRODUCTS IN A COMMERCIAL ZONING DISTRICT FOR LOT 27-N OF THE KEY MOBILE HOME PARK ADDITION, B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 1200 US HIGHWAY 175 WEST.

Vice Chairperson Schutt made a motion to approve the request with the stipulation that the existing privacy fence be replaced with an 8-foot-tall wood privacy fence. The motion was seconded by Member Peek and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM MIKE OWENS FOR APPROVAL OF A SITE PLAN FOR MANUFACTURED HOME SALES IN A PLANNED DEVELOPMENT – 2 ZONING DISTRICT FOR TRACT 112A, J. B. ATWOOD SURVEY A-19, LOCATED ON NE LOOP 7, ALSO KNOWN AS PROPERTY ID R1844.

Vice Chairperson Schutt opened the public hearing. Sloan discussed the location of the property and gave a brief overview of the request. Letters of notification were mailed to the three surrounding property owners within two hundred feet with no responses returned. Mike Owens spoke about the proposal and stated that fencing would be installed along the front of the property.

DISCUSS/CONSIDER A REQUEST FROM MIKE OWENS FOR APPROVAL OF A SITE PLAN FOR MANUFACTURED HOME SALES IN A PLANNED DEVELOPMENT – 2 ZONING DISTRICT FOR TRACT 112A, J. B. ATWOOD SURVEY A-19, LOCATED ON NE LOOP 7, ALSO KNOWN AS PROPERTY ID R1844.

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

DISCUSS/CONSIDER A REQUEST FROM CLINTON BUCHANAN FOR APPROVAL OF THE FINAL PLAT OF LOTS 31 & 31A OF THE J. W. COKER TRACTS, B. C. WALTERS SURVEY A-797, CREATING LOTS A-1 & A-2, ALSO KNOWN AS 1201 & 1203 NORTH HAMLETT STREET (R39306 AND R39307).

Sloan discussed the location of the property and described the request. Member Tidmore made a motion to approve the request. The motion was seconded by Member Peek and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM CLINTON BUCHANAN FOR APPROVAL OF A ZONING CHANGE FROM PLANNED DEVELOPMENT – 2 AND AGRICULTURE TO SINGLE-FAMILY – 7 FOR LOT A-1 OF TRACT 31 THE J. W. COKER TRACTS, B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 1203 NORTH HAMLETT STREET (THE NORTH 2.788 ACRE PORTION OF R39306 AND R39307).

Vice Chairperson Schutt opened the public hearing. Sloan discussed the location of the property and gave a brief overview of the request. Letters of notification were mailed to the nine surrounding property owners within two hundred feet and no responses were returned.

DISCUSS/CONSIDER A REQUEST FROM CLINTON BUCHANAN FOR APPROVAL OF A ZONING CHANGE FROM PLANNED DEVELOPMENT – 2 AND AGRICULTURE TO SINGLE-FAMILY – 7 FOR LOT A-1 OF TRACT 31 THE J. W. COKER TRACTS, B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 1203 NORTH HAMLETT STREET (THE NORTH 2.788 ACRE PORTION OF R39306 AND R39307).

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

PUBLIC HEARING CONCERNING A REQUEST FROM CLINTON BUCHANAN FOR APPROVAL OF A ZONING CHANGE FROM PLANNED DEVELOPMENT – 2 AND AGRICULTURE TO SINGLE-FAMILY – 7 WITH A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME FOR LOT A-2 OF TRACT 31 OF THE J. W. COKER TRACTS, B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 1201 NORTH HAMLETT STREET (THE SOUTH 0.500 ACRE PORTION OF R39306 AND R39307).

Vice Chairperson Schutt opened the public hearing. Sloan discussed the location of the property and gave a brief overview of the request. Letters of notification were mailed to the nine surrounding property owners within two hundred feet and no responses were returned.

DISCUSS/CONSIDER A REQUEST FROM CLINTON BUCHANAN FOR APPROVAL OF A ZONING CHANGE FROM PLANNED DEVELOPMENT – 2 AND AGRICULTURE TO SINGLE-FAMILY – 7 WITH A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME FOR LOT A-2 OF TRACT 31 OF THE J. W. COKER TRACTS, B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 1201 NORTH HAMLETT STREET (THE SOUTH 0.500 ACRE PORTION OF R39306 AND R39307).

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

DISCUSS/CONSIDER A REQUEST FROM WAYNE WEEKS FOR APPROVAL OF THE FINAL PLAT OF TRACTS 63E & 63F, J. B. ATWOOD SURVEY A-19, CREATING TRACT 63E-1, ALSO KNOWN AS 1619 FM 1616.

Sloan discussed the location of the property and gave a brief overview of the request. Member Peek made a motion to approve the request. The motion was seconded by Member Tidmore and was approved unanimously.

DISCUSS/CONSIDER A REQUEST FROM MICHAEL & DIANA DEROSSETT FOR APPROVAL OF THE REPLAT OF LOTS 362, 363 & 364 OF THE OAKWOOD ADDITION, W. M. TRIMMER SURVEY A-758, CREATING LOT 362-R LOCATED ON SABINE DRIVE. THE PROPERTY IS LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION.

Sloan discussed the location of the property and gave a brief overview of the request. Member Peek made a motion to approve the request. The motion was seconded by Vice Chairperson Schutt and was approved unanimously.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 6th DAY OF JULY 2021.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator