

SPECIAL SESSION

June 18, 2019

The Zoning Board of Adjustments of the City of Athens, Texas met in Special Session on Tuesday, June 18, 2019 at 4:00 p.m. in the Conference Room of the Development Services Center, 501 US Highway 175 West, Athens, Texas with the following members present constituting a quorum, to-wit:

Bryan Barker
Morgan Jones
Shannon Traxon
Alex Withers

With the following members absent: Mamie Stafford, Thomas Faulk and Jack Bateman;

With the following staff members present:

Audrey Sloan, Director of Development Services
Sheila Garrett, Development Coordinator;

Others present: Wes Parnell.

Member Barker called the meeting to order.

CONSIDER APPROVING THE MINUTES FOR THE NOVEMBER 14, 2018, REGULAR SESSION

Member Traxon made a motion to approve the minutes as written. The motion was seconded by Member Withers and passed unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM WES PARNELL FOR SECTION 41.5 OF THE ZONING CODE WHICH ALLOWS FOR ONE DETACHED SIGN PER STREET FRONTAGE. THE APPLICANT IS REQUESTING TWO DETACHED SIGNS FOR THE CHICKEN EXPRESS LOCATED AT 1303 FLAT CREEK ROAD ALSO KNOWN AS LOT 121 OF ABSTRACT 171 OF THE R. A. CLARK SURVEY.

Member Barker opened the public hearing. Sloan described the location of the property and explained that there is an existing pole sign on the property which currently displays Chicken Express signage. There is also a monument sign base on the property that currently does not display any signage. The monument sign was previously utilized by Jack in the Box which was located at 1398 E Tyler St (now Popeyes). When Jack in the Box closed, their signage was removed, and the monument base was left in place. The applicant is requesting to install Chicken Express signage on the monument sign base. This would create two free standing signs for the business which is not permitted by the sign ordinance.

The applicant, Wes Parnell, discussed his request and presented three designs for the proposed monument sign panels.

After a lengthy discussion, Member Barker closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM WES PARNELL FOR SECTION 41.5 OF THE ZONING CODE WHICH ALLOWS FOR ONE DETACHED SIGN PER STREET FRONTAGE. THE APPLICANT IS REQUESTING TWO DETACHED SIGNS FOR THE CHICKEN EXPRESS LOCATED AT 1303 FLAT CREEK ROAD ALSO KNOWN AS LOT 121 OF ABSTRACT 171 OF THE R. A. CLARK SURVEY.

A motion was made by Member Morgan to allow a variance for the Chicken Express “chicken logo” to be installed on the existing monument base as a directional sign since it resembles the appearance of directional arrow. He also stated in the motion that no copy or text would be permitted on the monument sign except as allowed under the definition of on-site directional signs as found in the Zoning Ordinance. Member Withers seconded the motion and it passed unanimously.

ADJOURN

The meeting was adjourned

PASSED AND APPROVED THIS 10th DAY OF DECEMBER, 2019.

Jack Bateman, Chairman

ATTEST:

Sheila Garrett, Development Coordinator