

Regular Session
January 2, 2018

The Planning Commission of the City of Athens, Texas met in Regular Session on Monday, January 2, 2018, 5:30 p.m. in the Development Services Center, 622 S. Prairieville Street, Athens, Texas with the following members present, to wit:

Steve Barksdale, Chair
Paul Ingram
Brady Autry
Kari Wilmeth

Barbara Holly, AICP, Managing Director Development Services
Candy Martinez, Executive Assistant

Others present: Mayor Montgomery, Nick Boyle, Anne Perryman, Dr. Dan Pugh, Jim Kerlin, Benny Boyce, and Marcy Warren;

constituting a quorum at which time the following proceedings were enacted, to wit:

The meeting was called to order by Chair Barksdale.

Chair Barksdale announced that Mr. Aaron Smith was appointed to the City Council and has therefore resigned from the Planning and Development Commission.

CONSIDER APPROVING THE MINUTES OF THE DECEMBER 4, 2017, REGULAR SESSION.

A motion was made by Member Ingram, seconded by Member Autry to approve the minutes of the December 4, 2017, minutes. The motion carried unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM AMPLER DEVELOPMENT, LLC, FOR SITE PLAN APPROVAL AND A SPECIFIC USE PERMIT FOR A FAST FOOD RESTAURANT WITH DRIVE THROUGH SERVICE AT 1004 E. TYLER STREET, LOT 3, BLOCK 119 – ORIGINAL TOWN SUBDIVISION (Z-01-18-001).

Barbara Holly, Managing Director of Planning and Development, presented the various aspects of the proposed site plan. Ms. Holly stated that everything was done that was asked from prior developers, and that the staff recommends approval.

Nick Boyle, representative for Ampler Development, addressed the board and the citizens regarding the proposed site plan, stating that they always meet city guidelines. Mr. Boyle also stated that Ampler Development wants to work with the neighboring residents to be a good neighbor.

Several citizens expressed concerns regarding the elevation of the sign, the volume of the drive through speaker, design standards, and the consistency of the 6-foot wall in the rear. Mr. Boyle addressed the citizens' concerns reiterating that they want to meet and exceed all the requirements and to be a good neighbor.

DISCUSS/CONSIDER A REQUEST FROM AMPLER DEVELOPMENT, LLC FOR SITE PLAN APPROVAL AND A SPECIFIC USE PERMIT FOR A FAST FOOD RESTAURANT WITH DRIVE THROUGH SERVICE AT 1004 E. TYLER STREET, LOT 3, BLOCK 119 – ORIGINAL TOWN SUBDIVISION (Z-01-18-001).

A motion was made by Member Ingram, seconded by Member Autry to approve the request from Ampler Development, LLC, for site plan approval and a specific use permit for a fast food restaurant with drive through service at 1004 E. Tyler Street, Lot 3, Block 119 – Original Town Subdivision (Z-01-18-001). The motion carried unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM THE BOYCE FAMILY TO REPLAT LOT 1 OF THE BOYCE SUBDIVISION INTO LOTS 1-A AND 1-B AT 1200 KAUFMAN ROAD TO ALLOW FOR A FUTURE MANUFACTURED HOME ON THE ADDITIONAL LOT (P-01-18-001).

Ms. Holly presented the proposed replat of Lot 1- Boyce Subdivision into Lots 1-A and 1-B. Ms. Holly stated staff recommends approval of the replat.

DISCUSS/CONSIDER A REQUEST FROM THE BOYCE FAMILY TO REPLAT LOT 1 OF THE BOYCE SUBDIVISION INTO LOTS 1-A AND 1-B AT 1200 KAUFMAN ROAD TO ALLOW FOR A FUTURE MANUFACTURED HOME ON THE ADDITIONAL LOT (P-01-18-001).

A motion was made by Member Autry, seconded by Member Ingram to approve the request from the Boyce Family to replat Lot 1 of the Boyce Subdivision into Lots 1-A and 1-B at 1200 Kaufman Road to allow for a future manufactured home on the additional lot (P-01-18-001). The motion carried unanimously.

MANAGING DIRECTOR'S REPORT ON DEVELOPMENT ACTIVITY.

Ms. Holly presented the managing director's report stating that there will be the switch from a fiscal year report back to a calendar year report in order to keep it consistent with Henderson County Appraisal District.

1. Building permit values
2. Code Enforcement activities
3. Building Inspector duties
4. Substandard Structures

Regular Session
January 2, 2018
Page 3

ADJOURN

Chair Barksdale called for a motion to adjourn. A motion was made by Member Wilmeth, seconded by Member Ingram. The motion carried unanimously.

PASSED AND APPROVED ON THIS THE 5th DAY OF FEBRUARY 2018.

Steve Barksdale, Chairman

ATTEST: _____
Candy Martinez, Executive Assistant