

Regular Session

October 1, 2018

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, October 1, 2018, 5:30 p.m. in the Derek D. Daniels Conference Room of the Athens Partnership Center, 201 West Corsicana, Athens, Texas with the following members present, to wit:

Steve Barksdale, Chair  
Paul Ingram  
Kari Wilmeth

Ryan Adams, Interim Director of Development Services  
Sheila Garrett, Development Coordinator

others present: Jonathan Phillips, Marilyn Carroll, Donna Pugh, Danny Pugh, Elizabeth Borstad and Monte Montgomery

with the following members absent: Armando Rincón and Brady Autry;

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

The meeting was called to order by Chair Barksdale.

**CONSIDER APPROVING THE MINUTES OF THE SEPTEMBER 4, 2018 REGULAR SESSION.**

A motion was made by Member Ingram, seconded by Member Wilmeth to approve the September 4, 2018 minutes, as written. The motion carried unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM PLAZA STREET PARTNER FUND 57 FOR SITE PLAN APPROVAL AND SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT WITH A DRIVE THROUGH (KENTUCKY FRIED CHICKEN) 801 EAST TYLER STREET (Z-10-18-001)**

Ryan Adams, Interim Director of Planning, informed the Commission that Plaza Street Fund 57 is proposing a new quick service Kentucky Fried Chicken Restaurant with drive through service at 801 East Tyler Street. Mr. Adams stated the structure that is currently located on the site was used as commercial in nature. Mr. Adams stated that the property is adjacent to a single-family zone on the north side, which will require screening, adding that the applicant has proposed a 6-foot cedar privacy fence. Mr. Adams reminded the Commission they can require a masonry fence if they determine it is necessary. Mr. Adams stated an opaque temporary fencing will be erected during construction. Mr. Adams informed the Commission the applicant has submitted their civil engineering plans and those have been approved, after some modifications. Mr. Adams said the site plan meets all city zoning requirements for parking, landscaping, and lighting. Nine (9) notifications were distributed to property owners within 200 feet of proposed replat with one (1) returned in support and zero (0) in opposition of the revised site plan. Mr. Adams ask Jonathan Phillips, Developer, to speak on the drainage plans for the site. Mr. Phillips stated there will be an on-site detention pond on the north end of the site and their civil engineers push for a net zero impact on adjacent properties.

Monte Montgomery, 908 Kyle, expressed his concerns regarding the impact the new construction will have on the drainage of the surrounding areas, stating that water floods around Office Depot and Moody Circle and onto Tyler Street. Mr. Montgomery said he hopes KFC's engineers are aware of that. Mr. Montgomery ask Mr. Phillips what type of exterior finish would be used on the building, and Mr. Phillips stated EFIS is generally used. Mr. Montgomery stated that in the past, several of the City Council members were against using EFIS. Mr. Phillips stated a thin brick veneer can be used instead of EFIS. Mr. Montgomery also expressed concern with the type of boundary fence on the north side of the property, and that the council has voted against using wood fencing, preferring masonry fencing on past projects.

**DISCUSS/CONSIDER A REQUEST FROM PLAZA STREET PARTNER FUND 57 FOR SITE PLAN APPROVAL AND SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT WITH A DRIVE THROUGH (KENTUCKY FRIED CHICKEN) 801 EAST TYLER STREET (Z-10-18-001)**

After discussion, a motion was made by Member Ingram, seconded by Member Wilmeth to approve the site plan and special use permit for a quick service restaurant with the following changes: brick veneer in place of EFIS; eight (8) foot masonry fence on the north boundary wall instead of wood; all drainage plans must be approved by the Development department and City Council; and signage on building must be in compliance with the City's sign ordinance. The motion carried unanimously.

**ADJOURN**

The meeting was adjourned.

**PASSED AND APPROVED ON THIS THE 5<sup>th</sup> DAY OF NOVEMBER 2018.**

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Steve Barksdale, Chairman

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