

PLANNING & ZONING COMMISSION
REGULAR SESSION
November 2, 2020

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, November 2, 2020, 5:30 p.m. in the Derek D. Daniels Conference Room of the Athens Partnership Center, 201 West Corsicana Street, Athens, Texas. The following members were present constituting a quorum: Beverly Peek, Brandon Smith, and Chris Tinsley.

Director of Development Services Audrey Sloan, Councilman Aaron Smith, Kelly & Camille Barnes and Brandon Adams were also present.

The meeting was called to order by Chairperson Tinsley.

CONSIDER APPROVING THE MINUTES OF THE OCTOBER 12, 2020 SPECIAL SESSION. Member Peek made a motion to approve the minutes. The motion was seconded by Member Smith and passed unanimously.

DECLARATION OF CONFLICT OF INTEREST.

None.

PUBLIC COMMUNICATIONS.

None.

PUBLIC HEARING CONCERNING A REQUEST FROM KELLY BARNES FOR APPROVAL OF A ZONING CHANGE FROM CENTRAL BUSINESS DISTRICT (CBD) TO RETAIL (R) FOR LOTS 5B, 6 & 7, BLOCK 12 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, A-782, ALSO KNOWN AS 119 SOUTH PALESTINE STREET.

Sloan discussed the location of the property and discussed the proposal develop the property as a restaurant with outdoor seating. The Central Business District has architectural requirements for new construction and redevelopment that are in place to help preserve and enhance the historical character of the buildings in the downtown area. A zoning change to Retail would allow the property to be developed without any specific architectural requirements. One approval was returned from the eight (8) surrounding property owners. Kelly Barnes addressed the Commission with further details on the development plans for the project.

DISCUSS/CONSIDER THE ZONING CHANGE FROM CENTRAL BUSINESS DISTRICT (CBD) TO RETAIL (R) FOR LOTS 5B, 6 & 7, BLOCK 12 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, A-782, ALSO KNOWN AS 119 SOUTH PALESTINE STREET.

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

PUBLIC HEARING CONCERNING A REQUEST FROM BRANDON ADAMS FOR APPROVAL OF A SITE PLAN FOR SAND, GRAVEL AND STONE STORAGE IN A PLANNED DEVELOPMENT – 2 (PD-2) ZONING DISTRICT FOR TRACT 99E OF THE C. M. WALTERS SURVEY, A-800, ALSO KNOWN AS PROPERTY ID C1042 LOCATED AT THE NORTHWEST CORNER OF WEST STATE HIGHWAY 31 AND NORTHWEST LOOP 7.

Sloan discussed the location of the property and discussed the proposal to develop the property for use of the owner's paving and stone and gravel business, Lone Star Paving. The proposed site work includes paving the driveways and parking areas, installing storage bays for materials and fencing. The proposed signage includes two walls signs, one on the east façade and one on the south façade. No responses

were received from either of the two (2) surrounding property owners. Brandon Adams addressed the Commission to discuss the details of his plans to develop the property.

DISCUSS/CONSIDER THE SITE PLAN FOR SAND, GRAVEL AND STONE STORAGE IN A PLANNED DEVELOPMENT – 2 (PD-2) ZONING DISTRICT FOR TRACT 99E OF THE C. M. WALTERS SURVEY, A-800, ALSO KNOWN AS PROPERTY ID C1042 LOCATED AT THE NORTHWEST CORNER OF WEST STATE HIGHWAY 31 AND NORTHWEST LOOP 7.

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

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 4th DAY OF JANUARY 2021.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator