

PLANNING & ZONING COMMISSION
REGULAR SESSION
December 7, 2020

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, December 7, 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: Mark Carroll, Beverly Peek, and Chris Tinsley.

Director of Development Services Audrey Sloan, Councilman Aaron Smith, Councilman Robert Gross, Economic Development Director Joanie Ahlers, Patricia Brown, Brian Capps, Steve Woodruff and Scott Fullingim were also present.

The meeting was called to order by Chairperson Carroll.

CONSIDER APPROVING THE MINUTES OF THE NOVEMBER 2, 2020 REGULAR SESSION.

No action on this item.

DECLARATION OF CONFLICT OF INTEREST.

None.

PUBLIC COMMUNICATIONS.

None.

PUBLIC HEARING CONCERNING A REQUEST FROM PATRICIA ANN BROWN FOR APPROVAL OF A SPECIFIC USE PERMIT FROM FOR A MANUFACTURED HOME FOR LOT 5, BLOCK 2 OF THE BISHOP HEIGHTS ADDITION, T. PARMER SURVEY, A-782, ALSO KNOWN AS 307 ST. JOSEPH STREET.

Sloan discussed the location of the property and discussed the proposal install a new, single-wide manufactured home on the site. One (1) approval and zero (0) protests were returned from the twenty (20) surrounding property owners.

DISCUSS/CONSIDER THE SPECIFIC USE PERMIT FROM FOR A MANUFACTURED HOME FOR LOT 5, BLOCK 2 OF THE BISHOP HEIGHTS ADDITION, T. PARMER SURVEY, A-782, ALSO KNOWN AS 307 ST. JOSEPH STREET.

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

PUBLIC HEARING CONCERNING A REQUEST FROM R & B AGENCY FOR APPROVAL OF A SITE PLAN FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IN A PLANNED DEVELOPMENT ZONING DISTRICT FOR LOTS 1-18 OF FIDDLER'S SQUARE OF THE PARK HIGHLANDS ADDITION NO. II, T. PARMER SURVEY, A-782, ALSO KNOWN AS 405 LINDSEY LANE.

Sloan discussed the location of the property and the proposal to develop the property for single-family residential use. Sloan discussed the layout of the lots and the prescribed setbacks and easements. No responses were received from the nineteen (19) surrounding property owners within two hundred (200) feet. Steve Woodruff asked for clarification concerning the location of driveways, the architectural requirements for the facades, fencing requirements, and setbacks. Sloan and Brian Capps of R & B Agency responded to the items brought up by Woodruff. Woodruff and along with Scott Fullingim questioned the drainage design for the property. Sloan and Capps spoke about the drainage plan for the property. Fullingim questioned the layout of the property. Capps responded that it was the most efficient

layout that does not require the construction of new streets. Carroll asked about the existing trees on the property. Capps responded that some of the trees will have to be removed. Woodruff proposed general questions regarding deed restrictions and property owners associations. The topic was discussed at length. Fullingim questioned the stipulations of the sale of the property. Carroll responded that the Commission was not involved in the sale of the property and therefore could not provide a response to the question.

DISCUSS/CONSIDER THE REQUEST FROM R & B AGENCY FOR APPROVAL OF A SITE PLAN FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IN A PLANNED DEVELOPMENT ZONING DISTRICT FOR LOTS 1-18 OF FIDDLER'S SQUARE OF THE PARK HIGHLANDS ADDITION NO. II, T. PARMER SURVEY, A-782, ALSO KNOWN AS 405 LINDSEY LANE.

Member Tinsley made a motion to approve the request with the stipulation that the deed restrictions are filed as presented. The motion was seconded by Member Peek and was approved unanimously.

DISCUSS/CONSIDER THE REQUEST FROM R & B AGENCY FOR APPROVAL OF THE FINAL PLAT OF LOTS 1-18 OF FIDDLER'S SQUARE OF THE PARK HIGHLANDS ADDITION NO. II, T. PARMER SURVEY, A-782, ALSO KNOWN AS 405 LINDSEY LANE.

Sloan discussed the plat application and stated that it complies with the city's zoning and subdivision ordinances. Member Tinsley made a motion to approve the request. The motion was seconded by Member Peek and was approved unanimously.

DISCUSS/CONSIDER THE REQUEST FROM THE ATHENS ECONOMIC DEVELOPMENT CORPORATION FOR THE FINAL PLAT OF LOT 5 OF THE ATHENS INDUSTRIAL PARK, J. B. ATWOOD SURVEY, A-19, LOCATED ON ALLIANCE CIRCLE, ALSO KNOWN AS PROPERTY ID R1716.

Sloan discussed the location of the property which is being platted for commercial development. Sloan stated that the plat complies with the city's zoning and subdivision ordinances. Member Tinsley made a motion to approve the request. The motion was seconded by Member Peek and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM KATHERINE GEESLIN FOR APPROVAL OF THE REPLAT OF LOTS 1 & 2 OF LAKE FRONT SHORES, C. W. JACKSON SURVEY, A-393, CREATING LOTS 1-A, 2-A & 2-B, ALSO KNOWN AS 2301 LAKEFRONT SHORES. THIS PROPERTY IS LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ).

Sloan discussed the location of the property and the proposal to replat the property into three lots for single-family residential use. Sloan stated that the plat complies with the city's zoning and subdivision ordinances.

DISCUSS/CONSIDER THE REQUEST FROM KATHERINE GEESLIN FOR APPROVAL OF THE REPLAT OF LOTS 1 & 2 OF LAKE FRONT SHORES, C. W. JACKSON SURVEY, A-393, CREATING LOTS 1-A, 2-A & 2-B, ALSO KNOWN AS 2301 LAKEFRONT SHORES.

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

DISCUSS/CONSIDER THE REQUEST FROM LEAGUEVILLE ENTERPRISES LLC FOR THE FINAL PLAT OF LOTS 1-9 OF WHISPERING OAKS, D. CHERRY SURVEY, A-135, ALSO KNOWN AS PROPERTY ID R5645 & R135489. THIS PROPERTY IS LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ).

Sloan discussed the location of the property which is being platted for the development of a new single-family residential subdivision. Sloan stated that the plat complies with the city's zoning and subdivision

ordinances. Member Tinsley made a motion to approve the request. The motion was seconded by Member Peek 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