

PLANNING & ZONING COMMISSION
REGULAR SESSION
March 2, 2020

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, March 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: Mark Carroll, Scott Fullingim, Brandon Smith and Chris Tinsley.

Audrey Sloan, Director of Development Services; Sheila Garrett, Development Coordinator; Elizabeth Borstad, City Manager; Aaron Smith, Councilman; Michael Climer, Building Inspector; Betty Foster, Donna Meredith, Jim Kerlin, Alex Flores and Brian Garner were also present.

The meeting was called to order by Chairperson Carroll.

CONSIDER APPROVING THE MINUTES OF THE FEBRUARY 3, 2020 REGULAR SESSION.

Member Tinsley made a motion to approve the minutes. The motion was seconded by Member Fullingim and passed unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM TRITON ATHENS I, LLC FOR APPROVAL OF A SITE PLAN AMENDMENT FOR LOTS 1-5, BLOCK 1 OF THE TRITON ATHENS SUBDIVISION, R.A. CLARK SURVEY A-171, ALSO KNOWN AS 1006, 1010 AND 1012 EAST TYLER STREET.

Chairperson Carroll opened the public hearing. Sloan described the location of the property and stated that the applicant is proposing to amend the site plan that was previously approved. The proposed amendments include changing the drive approach locations per TXDOT approval, the addition of wall signs on the east and west facades of the buildings, increasing the height of the screening wall to ten feet in height and allowing a temporary screening wall while the site is under construction. Jim Kerlin, 1015 Crestway Drive, spoke about concerns he had with the height of the screening wall and the elevation of the Triton site in relation to the neighboring properties to the south. Alex Flores, 1013 Crestway Drive, spoke about concerns he had regarding the height of the screening wall. Michael Climer discussed the height of the portions of the screening wall that have already been installed. Elizabeth Borstad discussed the elevation of the ground immediately adjacent to the screening wall according to the grading plan that was submitted. Discussion on the screening wall continued. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM TRITON ATHENS I, LLC FOR APPROVAL OF A SITE PLAN AMENDMENT FOR LOTS 1-5, BLOCK 1 OF THE TRITON ATHENS SUBDIVISION, R.A. CLARK SURVEY A-171, ALSO KNOWN AS 1006, 1010 AND 1012 EAST TYLER STREET.

Member Tinsley made a motion to not allow additional wall signage on the east and west facades of the buildings, to maintain an elevation of at least 516 feet for the top of the screening wall, and to allow temporary screening while the site is under construction, but the permanent wall shall be completed prior to the issuance of any certificate of occupancy for the site. The motion was seconded by Member Fullingim and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST TRITON ATHENS I, LLC FOR APPROVAL OF THE AMENDED FINAL PLAT FOR LOTS 1-5, BLOCK 1 OF THE TRITON ATHENS SUBDIVISION, R.A. CLARK SURVEY A-171, ALSO KNOWN AS 1006, 1010 AND 1012 EAST TYLER STREET.

Chairperson Carroll opened the public hearing. Sloan described the location of the property and stated that the applicant is requesting to amend the final plat of the property in order to update the location of the drive approaches and the corresponding access and utility easements. The plat is compliant with the City's subdivision and zoning ordinances. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM TRITON ATHENS I, LLC FOR APPROVAL OF THE AMENDED FINAL PLAT FOR LOTS 1-5, BLOCK 1 OF THE TRITON ATHENS SUBDIVISION, R.A. CLARK SURVEY A-171, ALSO KNOWN AS 1006, 1010 AND 1012 EAST TYLER STREET.

Member Tinsley made a motion to approve the amended plat. The motion was seconded by Member Fullingim and was approved unanimously.

PUBLIC HEARING CONCERNING THE REPEAL AND REPLACEMENT OF SECTION 31A OF THE ZONING ORDINANCE, IN ITS ENTIRETY, REGARDING TEMPORARY USE PERMITS.

Chairperson Carroll opened the public hearing. Sloan discussed the proposal to replace the existing Temporary Use Permit ordinance with a new ordinance that addresses both temporary events and temporary structures as the current ordinance only addresses events. The new ordinance also establishes appropriate time frames and other guidelines for each type temporary use and structure. The proposal was discussed at length. Chairperson Carroll and Member Tinsley expressed a desire to include an additional section that would allow a category for businesses in temporary to permanent situations. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER THE REPEAL AND REPLACEMENT OF SECTION 31A OF THE ZONING ORDINANCE, IN ITS ENTIRETY, REGARDING TEMPORARY USE PERMITS.

Member Tinsley made a motion to table the item to allow time to establish the criteria for the temporary to permanent certificate of occupancy category. The motion was seconded by Member Fullingim and was approved unanimously.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 6th DAY OF APRIL 2020.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator