

PLANNING & ZONING COMMISSION
SPECIAL SESSION
March 5, 2021

The Planning and Zoning Commission of the City of Athens, Texas met in Special Session on Friday, March 5, 2021, 5:30 p.m. in the Conference Room of the Development Services Center, 501 US Highway 175 West, Athens, Texas. The following members were present constituting a quorum: Mark Carroll, Beverly Peek, Kyle Tidmore and Brandon Smith.

Director of Development Services Audrey Sloan, Development Services Coordinator Sheila Garrett, Mayor Monte Montgomery, Councilperson Aaron Smith, James Kerlin, Drew Douglas, Donna Meredith, Betty Foster, Katherine Flores, Angela Wagoner, and Scott Fullingim were also present.

The meeting was called to order by Chairperson Carroll.

CONSIDER APPROVING THE MINUTES OF THE FEBRUARY 1, 2021 REGULAR SESSION.

Member Tidmore made a motion to approve both sets of minutes. Member Peek seconded the motion and it passed unanimously.

DECLARATION OF CONFLICT OF INTEREST.

None.

PUBLIC COMMUNICATIONS.

None.

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. (THIS ITEM WAS TABLED DURING THE FEBRUARY 1, 2021 PLANNING & ZONING MEETING.)

Member Peek made a motion to remove the item from the table. Member Tidmore seconded and the motion passed unanimously. Sloan discussed the location of the property and gave a brief overview of the proposed amendment. Letters of notification were mailed to the thirteen surrounding property owners within two hundred feet and three responses were returned. Chairperson Carroll opened the public hearing. There was a lengthy discussion concerning the proposed amendment. James Kerlin of 1015 Crestway Drive discussed concerns with the upkeep of the shared areas as well as security. Donna Meredith discussed concerns with the hours of operation and potential for noise. Bill McMahan of Triton Athens LLC discussed the standard operating procedures for the business regarding cleaning and maintenance of the shared restroom area on an hourly basis. He stated that the restroom units would be locked after hours. He also discussed lockable covers for the sinks or drain locks as a solution to the concern regarding the outdoor sinks. Chairperson Carroll questioned what would happen in the event of a change of ownership for one or both of the restaurants. McMahan explained that the two restaurants are under common ownership and are operated as one business. One of the restaurants would not be sold without the other. Katherine Flores questioned the management and security services. McMahan responded that the management staff would reside locally and that there were no plans for security services at this time, but that they could be added in the future if needed. The discussion continued with focus on the location of the sinks. Chairperson Carroll closed the public hearing.

DISCUSS/CONSIDER THE 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.

The board members echoed concerns for the location of the sinks as discussed during the public hearing. Member Carroll made a motion to approve the request with the stipulation that the restroom area is redesigned to remove the outdoor sinks and to provide a sink in each restroom unit which can be locked after hours. The motion was seconded by Member Peek and was approved unanimously.

DISCUSS/CONSIDER A REQUEST FROM ATHENS ECONOMIC DEVELOPMENT CORPORATION FOR APPROVAL OF A REPLAT OF LOT 1 OF THE MORTON SMALL ANIMAL CLINIC ADDITION AND A PORTION OF LOT 1 OF THE FLAT CREEK NORTH ADDITION, R.A. CLARK SURVEY A-171, CREATING LOT 1R OF THE MORTON SMALL ANIMAL CLINIC ADDITION, ALSO KNOWN AS 1404 EAST TYLER STREET.

Sloan discussed the location of the property being platted for commercial development. The replat is combining the existing Morton Animal Clinic lot with a portion of the lot behind the clinic owned by the Athens Economic Development Corporation. The land grant from the AEDC to Morton Animal Clinic is part of an economic development package that has approval from the AEDC Board and City Council. The plat is compliant with the City's zoning and subdivision ordinances. Member Peek made a motion to approve the plat. Member Tidmore seconded the motion and it was approved unanimously.

DISCUSS/CONSIDER A REQUEST FROM DAVID MCNAIR OF DPJM, LLC FOR APPROVAL OF A FINAL PLAT OF FULLINGIM'S HAVEN AT MILL RUN, D. HARRISON SURVEY A-279, LOCATED AT THE NORTHEAST CORNER OF MILL RUN ROAD AND F.M. 753, ALSO KNOWN AS PROPERTY ID R8672. THIS PROPERTY IS LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION.

Sloan discussed the location of the property and proposal to plat the property for residential development. The plat is compliant with the City's zoning and subdivision ordinances. Member Smith made a motion to approve the plat. Member Peek seconded the motion and it was approved unanimously.

Discuss/consider a request from Majors Family Partnership, Ltd for approval of a replat of Tract 16C of the W. Trimmer Survey, A-758, creating Tracts 16C3 – 16C9 of Fullingim's the Landing, located at the northeast corner of C.R. 4628 and C.R. 4500, also known as Property ID C3135. This property is located in the City's extraterritorial jurisdiction.

Sloan discussed the location of the property and proposal to plat the property for residential development. The plat is compliant with the City's zoning and subdivision ordinances. Member Peek made a motion to approve the plat. Member Smith seconded the motion and it was approved unanimously.

DISCUSS/CONSIDER A REQUEST FROM DREW DOUGLAS OF LEAGUEVILLE ENTERPRISES, LLC FOR APPROVAL OF THE FINAL PLAT OF LOTS 1 – 16 OF WHISPERING OAKS PHASE II, D. CHERRY SURVEY A-135, LOCATED ON C.R. 4801, ALSO KNOWN AS PROPERTY ID R13686. THIS PROPERTY IS LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION.

Sloan discussed the location of the property and proposal to plat the property for residential development. The plat is compliant with the City's zoning and subdivision ordinances. Member Tidmore made a motion to approve the plat. Member Peek seconded the motion and it was approved unanimously.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 5th DAY OF APRIL 2021.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator