

PLANNING & ZONING COMMISSION
REGULAR SESSION
August 3, 2020

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, August 3, 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, and Chris Tinsley.

Audrey Sloan, Director of Development Services, Virginia Metcalf, Mr. & Mrs. Perry Thompon and Darwin Watson were also present.

The meeting was called to order by Chairperson Carroll.

CONSIDER APPROVING THE MINUTES OF THE JULY 13, 2020 SPECIAL SESSION.

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

DECLARATION OF CONFLICT OF INTEREST.

None.

PUBLIC COMMUNICATIONS.

None.

PUBLIC HEARING CONCERNING A REQUEST FROM VIRGINIA METCALF FOR APPROVAL OF THE ZONING CHANGE FROM PLANNED DEVELOPMENT – 2 (PD-2) TO AGRICULTURE (A) FOR 8.0 ACRES OF THE T. PARMER LEAGUE, A-782, AND BEING PART OF THE CALLED 45.325 ACRE TRACT CONVEYED TO THE CREEK ESTATES, LLC BY J. P. MORGAN CHASE BANK, N. A. AS TRUSTEE OF THE DOLORES MOOERS TRUST FBO VALENTINA HEATER, DMTKAHM, LLC, SKYCLIFF, LLC, CLAUDIA KRUBER, INDEPENDENT CO-EXECUTOR AND MICHELE STURTEVANT, INDEPENDENT CO-EXECUTOR FOR THE ESTATE OF MARIA MOOERS, BY WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 8, 2019, AND RECORDED UNDER INSTRUMENT NO. 2019-11368 OF THE HENDERSON COUNTY OFFICIAL RECORDS, ALSO KNOWN AS 2103 PATTERSON ROAD.

Sloan discussed the location of the property and discussed the owner's proposal to develop the property for residential and agricultural use. A zoning change to Agriculture would allow the owner to develop the proposed use without having the site plan approval required under the Planned Development designation. One approval and one protest were returned from surrounding property owners. The owner, Virginia Metcalf discussed her plans to construct a stick-built home on the property in accordance with the deed restrictions.

DISCUSS/CONSIDER THE ZONING CHANGE REQUEST FROM PLANNED DEVELOPMENT – 2 (PD-2) TO AGRICULTURE (A) FOR 8.0 ACRES DESCRIBED ABOVE, ALSO KNOWN AS 2103 PATTERSON ROAD.

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

PUBLIC HEARING CONCERNING A REQUEST FROM WINTERS OIL PARTNERSHIP FOR APPROVAL OF A SITE PLAN AMENDMENT FOR LOT 1 OF THE WALLACE

ADDITION OF THE B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 6096 US HIGHWAY 175 WEST.

Sloan discussed the location of the property and discussed the owner's proposal to revise the site plan that was approved in earlier in the year. The revised layout extends further to the west and includes an additional 2.6 acres of property that will require annexation. One approval was returned from surrounding property owners. The architect for the project, Perry Thompson, discussed the revised layout for the site.

DISCUSS/CONSIDER THE SITE PLAN AMENDMENT FOR LOT 1 OF THE WALLACE ADDITION OF THE B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 6096 US HIGHWAY 175 WEST.

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

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 1st DAY OF SEPTEMBER 2020.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator