

PLANNING & ZONING COMMISSION
REGULAR SESSION
September 1, 2020

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Tuesday, September 1, 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, Brandon Smith, and Kyle Tidmore.

Director of Development Services Audrey Sloan, City Manager Elizabeth Borstad, Councilman Aaron Smith, Economic Development Director Joanie Ahlers, Araceli Beltran and Bob Ungarean were also present.

The meeting was called to order by Chairperson Carroll.

CONSIDER APPROVING THE MINUTES OF THE AUGUST 3, 2020 SPECIAL SESSION.

Member Tidmore 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 FRANK & EMMANUEL ZEA FOR APPROVAL OF A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME IN A SINGLE-FAMILY – 5 (SF-5) ZONING DISTRICT FOR LOT 3A, BLOCK 89 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, A-782, ALSO KNOWN AS 204 SOUTH GAUNTT STREET.

Sloan discussed the location of the property and discussed the proposal to install a single-wide manufactured home on the property. Two approvals were returned from surrounding property owners. The applicant, Araceli Beltran, discussed the request.

DISCUSS/CONSIDER THE SPECIFIC USE PERMIT REQUEST FOR LOT 3A, BLOCK 89 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, A-782, ALSO KNOWN AS 204 SOUTH GAUNTT STREET.

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

PUBLIC HEARING CONCERNING A REQUEST FROM WINDSOR IRON AND METAL AND ATHENS REAL ESTATE INVESTMENT FOR APPROVAL OF A ZONING CHANGE FROM COMMERCIAL (C) TO INDUSTRIAL (I) AND A SPECIFIC USE PERMIT FOR SALVAGE, RECLAMATION, AND RECYCLING OF MATERIALS FOR LOTS 1 & 2 OF THE WINDSOR SUBDIVISION, B. C. WALTERS SURVEY, A-797 AND TRACT 126 OF THE B. C. WALTERS SURVEY, A-797, ALSO KNOWN AS 951 & 1100 US HIGHWAY 175 WEST.

Sloan discussed the location of the property and discussed the current legal non-conforming status. The original request has been modified for Lot 1 of the Windsor Subdivision only. The owner will have to apply for a zoning change and specific use permit to expand the use onto Lot 2 and/or Tract 126 in the future. Two responses were returned from surrounding property owners. One was a protest from a property owner that is more than two hundred feet away from Lot 1. The was an approval with concerns about the screening fence, but the sender of the letter could not be determined as a different name and address was used. Bob Ungarean, a representative for Athens Iron & Metal, explained that the business

was looking to replace an existing piece of equipment on the property and that there were no current plans to expand the footprint of the operations. The fencing surrounding the property was also discussed.

DISCUSS/CONSIDER THE ZONING CHANGE FROM COMMERCIAL (C) TO INDUSTRIAL (I) AND A SPECIFIC USE PERMIT FOR SALVAGE, RECLAMATION, AND RECYCLING OF MATERIALS FOR LOTS 1 & 2 OF THE WINDSOR SUBDIVISION, B. C. WALTERS SURVEY, A-797 AND TRACT 126 OF THE B. C. WALTERS SURVEY, A-797, ALSO KNOWN AS 951 & 1100 US HIGHWAY 175 WEST.

Member Smith made a motion to approve the request with the stipulation that the existing chain link fencing along the property line adjacent to Old Kaufman Road shall be replaced with screening fencing within one year. The motion was seconded by Member Tidmore and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM WAYNE TOMPKINS FOR APPROVAL OF THE REPLAT OF LOTS 369, 370, 371, 390, 391, 392, 393 & 394 OF THE OAKWOOD SUBDIVISION, UNIT I, DAVID CHERRY SURVEY, A-135 CREATING LOT 393R, ALSO KNOWN AS 7730 ANGELINA DRIVE. THIS PROPERTY IS LOCATED IN THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ).

Sloan discussed the location of the property and the request to replat the eight existing lots into one lot for residential use.

DISCUSS/CONSIDER THE REPLAT OF LOTS 369, 370, 371, 390, 391, 392, 393 & 394 OF THE OAKWOOD SUBDIVISION, UNIT I, DAVID CHERRY SURVEY, A-135 CREATING LOT 393R, ALSO KNOWN AS 7730 ANGELINA DRIVE.

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

PUBLIC HEARING CONCERNING A REQUEST FROM WINTERS OIL PARTNERS FOR APPROVAL OF THE REPLAT OF LOT 1 OF THE WALLACE ADDITION, B. C. WALTERS SURVEY, A-797 CREATING LOT 1R, ALSO KNOWN AS 6096 US HIGHWAY 175 WEST.

Sloan discussed the location of the property and the request combine the newly annexed property into Lot 1 of the Wallace Addition.

DISCUSS/CONSIDER THE REPLAT OF LOT 1 OF THE WALLACE ADDITION, B. C. WALTERS SURVEY, A-797 CREATING LOT 1R, ALSO KNOWN AS 6096 US HIGHWAY 175 WEST.

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

DISCUSS/CONSIDER THE REQUEST FROM ATHENS ECONOMIC DEVELOPMENT CORPORATION FOR APPROVAL OF THE FINAL PLAT OF LOTS 1 THROUGH 4 OF THE INDUSTRIAL PARK ADDITION, UNIT II, J. B. ATWOOD SURVEY, A-19, ALSO KNOWN AS PROPERTY ID R1782 LOCATED ON FM 1616.

Sloan discussed the location of the property and the layout of the plat which includes the dedication of right-of-way for the future extension of Commercial Street. There were still several outstanding corrections needed for the plat at the time of the meeting. Sloan recommended approval of the plat with the stipulation that the outstanding corrections be made. Joanie Ahlers spoke on behalf of the Athens Economic Development Corporation regarding the plat. Member Tidmore made a motion to approve the plat with the stipulation that the noted corrections be made. The motion was seconded by Member Smith and was approved unanimously.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 5th DAY OF OCTOBER 2020.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator