

PLANNING & ZONING COMMISSION
SPECIAL SESSION
July 9, 2021

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Friday, July 9, 2021, 4:00 p.m. in the Conference Room of the City Hall Annex, 501 North Pinkerton Street, Athens, Texas. The following members were present constituting a quorum: Brian Schutt, Von Thomas, and Kyle Tidmore.

Director of Development Services Audrey Sloan, Development Services Coordinator Sheila Garrett, Councilperson SyTanna Freeman, Councilperson Aaron Smith, Dan and Donna Pugh, Betty Foster, Donna Meredith, Jim Kerlin, Chip and Anne Perryman, David Norris and Ken Jones were also present.

The meeting was called to order by Vice Chairperson Schutt.

CONSIDER APPROVING THE MINUTES OF THE JUNE 7, 2021 REGULAR SESSION.

Member Tidmore made a motion to approve the minutes. Member Thomas seconded the motion and it passed unanimously.

DECLARATION OF CONFLICT OF INTEREST.

None.

PUBLIC COMMUNICATIONS.

None.

DISCUSS THE CONSIDERATION OF SUBSTANDARD STRUCTURE CASES BY THE PLANNING & ZONING COMMISSION.

Sloan explained that the City Council was in the process of dismantling the Substandard Building Commission and appointing the Planning & Zoning Commission to serve in its place.

DISCUSS RECENT AMENDMENT TO THE CITY CODE OF ORDINANCES REGARDING THE REVIEW AND APPROVAL OF PLATS.

Sloan discussed the recent decision by the City Council to designate the Planning & Zoning Commission as the body with sole authority for plat approval with the exception of minor and amending plats which may be approved administratively according to state law.

PUBLIC HEARING CONCERNING A REQUEST FROM DAVID NORRIS OF FORESITE GROUP, LLC FOR APPROVAL OF A SITE PLAN FOR RESTAURANT WITH DRIVE THROUGH SERVICE IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT FOR LOT 1C, BLOCK 120 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY A-782, ALSO KNOWN AS 908 EAST TYLER STREET. OWNER: KENNETH JONES.

Vice Chairperson Schutt opened the public hearing. Sloan discussed the location of the property and gave a brief overview of the request. Letters of notification were mailed to the eight surrounding property owners within two hundred feet and no responses were returned. Chip and Anne Perryman, owners of 921 E Corsicana St, spoke about concerns with screening, tree preservation and signage. Dan Pugh, owner of 906 E Tyler St, spoke about concerns with screening, building materials and landscaping. David Norris spoke about the project and answered questions regarding concerns that were brought forward. A lengthy discussion continued.

DISCUSS/CONSIDER A REQUEST FROM DAVID NORRIS OF FORESITE GROUP, LLC FOR APPROVAL OF A SITE PLAN FOR RESTAURANT WITH DRIVE THROUGH SERVICE IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT FOR LOT 1C,

BLOCK 120 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY A-782, ALSO KNOWN AS 908 EAST TYLER STREET. OWNER: KENNETH JONES.

Member Tidmore made a motion to approve the request with the stipulations that a 10-foot-tall wood privacy fence be installed along the south and west property lines, that signage not be allowed on the monolithic structure at the north end of the building, that the monument height not be taller than seven feet, and that existing trees be conserved where possible along the west property line and at the south end of the property. The motion was seconded by Vice Chairperson Schutt and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM DAN HOLZSCHUH OF LANDMARK SIGN COMPANY FOR APPROVAL OF A SITE PLAN AMENDMENT INCLUDING THE SIGN PACKAGE FOR THE TAQUERIA LA VENTANA AND TWISTED ROOT BURGER COMPANY RESTAURANTS IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT 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. OWNER: TRITON ATHENS I, LLC

Vice Chairperson Schutt opened the public hearing. Sloan discussed the location of the property and gave a brief overview of the request. Letters of notification were mailed to the fourteen surrounding property owners within two hundred feet with two responses returned. Jim Kerlin, owner of 1015 Crestway Dr, spoke about concerns with the visibility of the signage from the south. A lengthy discussion took place.

DISCUSS/CONSIDER A REQUEST FROM DAN HOLZSCHUH OF LANDMARK SIGN COMPANY FOR APPROVAL OF A SITE PLAN AMENDMENT INCLUDING THE SIGN PACKAGE FOR THE TAQUERIA LA VENTANA AND TWISTED ROOT BURGER COMPANY RESTAURANTS IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT 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. OWNER: TRITON ATHENS I, LLC

Vice Chairperson Schutt made a motion to approve the request with the stipulations that the “Taqueria” sign be designed to not emit light toward the rear of the building and that the “La Ventana” sign be lowered to not extend above the roof line. The motion was seconded by Member Thomas and was approved unanimously.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 2nd DAY OF AUGUST 2021.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator