

Special Session

February 11, 2019

The Planning and Zoning Commission of the City of Athens, Texas met in Special Session on Monday, February 11, 2019, 5:30 p.m. in the Council Chamber of the City Hall Annex, 501 North Pinkerton Street, Athens, Texas with the following members present, to wit:

Mark Carroll  
Kyle Tidmore  
Chris Tinsley

Audrey Sloan, Director of Development Services  
Elizabeth Borstad, City Manager

Others present: Will Pruitt, Anne Perryman, and other interested citizens.

constituting a quorum at which time the following proceedings were enacted, to wit:

The meeting was called to order by Member Tinsley.

**CONSIDER APPROVING THE MINUTES OF THE JANUARY 7, 2019 REGULAR SESSION.**

A motion was made by Member Tidmore and seconded by Member Carroll to approve the January 7, 2019 minutes as written. The motion carried unanimously.

**NOMINATE AND ELECT A PLANNING & ZONING COMMISSION CHAIRPERSON AND VICE-CHAIRPERSON.**

Member Tinsley made a motion to nominate Mark Carroll as the Planning & Zoning Commission Chairperson. Member Tidmore seconded the motion and it passed unanimously. Chairperson Carroll made a motion to nominate Member Tinsley as the Vice-Chairperson. Member Tidmore seconded the motion and it passed unanimously.

**DISCUSS/CONSIDER A REQUEST FROM KENNETH LANE FOR APPROVAL OF THE FINAL PLAT OF A 24.82 ACRE OF THE J. B. ATWOOD SURVEY A-19 CREATING LOTS 1 THROUGH 11 OF THE HIDDEN PINES SUBDIVISION.**

Sloan stated that the proposed residential subdivision is located on Cream Level Road and consists of 11 lots varying in size from roughly 1 to 3 acres. The plat does comply with the City's subdivision and zoning ordinances. Member Tidmore made a motion to approve the plat application. The motion was seconded by Vice-Chairperson Tinsley and it passed unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FRANCISCO SALAZAR FOR APPROVAL OF THE REPLAT OF LOTS 8B, 9A & 9B OF BLOCK 92 OF ATHENS OLD TOWN CREATING LOT 8R.**

Chairperson Carroll opened the public hearing. Sloan explained that the property is located near the northeast corner of W Tyler St and Maple St. The applicant recently applied for a zoning change for Lot 9B. The zoning change was approved in January of this year thus making the zoning of all three lots Commercial. The owner is proposing to construct a new building consisting of a shop and three retail spaces on the property. A replat is required in order to accommodate for the construction of the new building. The replat complies with the City's subdivision and zoning ordinances. Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM FRANCISCO SALAZAR FOR APPROVAL OF THE REPLAT OF LOTS 8B, 9A & 9B OF BLOCK 92 OF ATHENS OLD TOWN CREATING LOT 8R.**

A motion was made by Vice-Chairperson Tinsley to approve the replat application. The motion was seconded by Member Tidmore and it passed unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM BARBARA & JESSIE TREVINO FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 5 (SF-5) TO TWO-FAMILY RESIDENTIAL (MF-2) FOR LOT 6A OF BLOCK 17 OF THE T. PARMER SURVEY A-782.**

Chairperson Carroll opened the public hearing. Sloan stated that the property is located in a residential neighborhood on South Pinkerton Street north of Larue Street. Records indicate that the structure was originally constructed as a duplex. At one point, a previous owner abandoned the use of the duplex and used the property as a single-family residence. Because the current zoning of the property is single-family, the duplex use cannot be re-established without a zoning change to two-family. The Future Land Use Plan designates the area as Low Density Residential. The proposed zoning change is compatible with this designation. Notice letters were sent to the twelve surrounding property owners within 200 feet. No responses were returned. Chairperson Carroll closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM BARBARA & JESSIE TREVINO FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 5 (SF-5) TO TWO-FAMILY RESIDENTIAL (MF-2) FOR LOT 6A OF BLOCK 17 OF THE T. PARMER SURVEY A-782.**

A motion was made by Vice-Chairperson Tinsley to approve the replat application. The motion was seconded by Member Tidmore and it passed unanimously.

**DEVELOPMENT ACTIVITIES REPORT**

Audrey Sloan updated the Commission on current projects.

**ADJOURN**

The meeting was adjourned.

**PASSED AND APPROVED ON THIS THE 1<sup>st</sup> DAY OF APRIL 2019.**

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Chairman

ATTEST: \_\_\_\_\_  
Sheila Garrett, Development Coordinator