

PLANNING & ZONING COMMISSION
REGULAR SESSION
May 2, 2022

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, May 2, 2022, 5:30 p.m. in the Civic Hall of the Cain Center, 915 South Palestine Street, Athens, Texas. The following members were present constituting a quorum: Cody Craig, Beverly Peek, and Brian Schutt.

Director of Development Services Audrey Sloan, Administrative Assistant Noemi Lopez, City Secretary Bonnie Hambrick, City Manager Elizabeth Borstad, Councilperson SyTanna Freeman, Councilperson Aaron Smith, Dan Pugh, David Welty, Doug & Karen Jones, Nick Grant, Thomas Rivera, Crystal Damron, and Leon Johnson were also present.

The meeting was called to order by Chairperson Craig.

CONSIDER APPROVING THE MINUTES OF THE APRIL 4, 2022, REGULAR SESSION.

Vice Chairperson Schutt made a motion to approve the minutes as written. Member Peek seconded the motion and it passed unanimously.

DECLARATION OF CONFLICT OF INTEREST.

None.

PUBLIC COMMUNICATIONS.

None.

DISCUSS/CONSIDER A REQUEST FROM DOUGLAS & KAREN JONES FOR APPROVAL OF THE FINAL PLAT OF LOTS 1-6 OF LUCAS ACRES, T. PARMER SURVEY, ABSTRACT 782; ALSO KNOWN AS 1511 MILL RUN RD.

Director of Development Services Sloan presented the plat and discussed the location of the property. It was noted that a drainage study would be required prior to development of the property. A short discussion took place. Member Peek made a motion to approve the plat with the condition that a drainage study shall be completed as discussed. Vice Chairperson Schutt seconded the motion and it passed unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM THOMAS RIVERA FOR APPROVAL OF A SPECIFIC USE PERMIT FOR MANUFACTURED HOME USE IN A SINGLE-FAMILY – 5 ZONING DISTRICT FOR LOT 7H, BLOCK 109 OF ATHENS ORIGINAL TOWN, B. C. WALTERS SURVEY, ABSTRACT 797; LOCATED AT 495 EDMONSON ST. OWNER: JOSE RIVERA-ROCHA

Chairperson Craig opened the public hearing. Sloan gave an overview of the request. Letters of notification were sent to the eight surrounding property owners within 200 feet with no responses received. Chairperson Craig closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM THOMAS RIVERA FOR APPROVAL OF A SPECIFIC USE PERMIT FOR MANUFACTURED HOME USE IN A SINGLE-FAMILY – 5 ZONING DISTRICT FOR LOT 7H, BLOCK 109 OF ATHENS ORIGINAL TOWN, B. C. WALTERS SURVEY, ABSTRACT 797; LOCATED AT 495 EDMONSON ST. OWNER: JOSE RIVERA-ROCHA

Chairperson Craig made a motion to approve the request. The motion was seconded by Vice Chairperson Schutt and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM CRYSTAL DAMRON FOR APPROVAL OF A ZONING CHANGE FROM MULTI-FAMILY – 5 TO COMMERCIAL FOR LOT 1C, BLOCK 73 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782; LOCATED AT 500 VALLE VISTA DR. OWNER: 500 VALLE VISTA LLC

Chairperson Craig opened the public hearing. Sloan gave an overview of the request and discussed the recommendation from staff to consider a zoning change to Planned Development rather than Commercial. Letters of notification were sent to the eight surrounding property owners within 200 feet with one approval returned. Leon Johnson, husband of Crystal Damron, briefly discussed the request and stated he had no opposition to a zoning change to Planned Development. Chairperson Craig closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM CRYSTAL DAMRON FOR APPROVAL OF A ZONING CHANGE FROM MULTI-FAMILY – 5 TO COMMERCIAL FOR LOT 1C, BLOCK 73 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782; LOCATED AT 500 VALLE VISTA DR. OWNER: 500 VALLE VISTA LLC

Chairperson Craig made a motion to approve a change to Planned Development with the use of storage units. Vice Chairperson Schutt seconded the motion and it passed unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM DAVID WELTY FOR APPROVAL OF A SITE PLAN AMENDMENT FOR RESTAURANT WITH DRIVE-THRU USE LOCATED IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT FOR LOT 2 OF THE SCC ATHENS ADDITION, R. A. CLARK SURVEY, ABSTRACT 171; LOCATED AT 904 E TYLER ST. OWNER: SAXTON GROUP LLC

Chairperson Craig opened the public hearing. Sloan gave an overview of the request. Letters of notification were sent to the fifteen surrounding property owners within 200 feet with one response returned. Dan Pugh, an adjacent property owner, discussed concerns regarding drainage, lighting, the location of the dumpster, the landscaping plan, and the proposed screening fence. Applicant David Welty spoke about the request. A lengthy discussion occurred. Chairperson Craig closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM DAVID WELTY FOR APPROVAL OF A SITE PLAN AMENDMENT FOR RESTAURANT WITH DRIVE-THRU USE LOCATED IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT FOR LOT 2 OF THE SCC ATHENS ADDITION, R. A. CLARK SURVEY, ABSTRACT 171; LOCATED AT 904 E TYLER ST. OWNER: SAXTON GROUP LLC

Chairperson Craig made a motion to table the request in order to allow for more time to investigate the concerns discussed regarding the development. The motion was seconded by Member Peek and was approved unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM BILLY ROBINSON FOR APPROVAL OF A SITE PLAN FOR OFFICE AND AUTO STORAGE USE LOCATED IN THE PLANNED DEVELOPMENT – 2 ZONING DISTRICT FOR TRACT 99, C. M. WALTERS SURVEY, ABSTRACT 800; LOCATED AT 3001 NW LOOP 7. OWNER: ROBINSON CONSTRUCTION ENTERPRISE LLC

Chairperson Craig opened the public hearing. Sloan gave an overview of the request. Letters of notification were sent to the three surrounding property owners within 200 feet with no responses returned. Sloan discussed that TXDOT had approved the use of a single drive approach onto the property. Chairperson Craig closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM BILLY ROBINSON FOR APPROVAL OF A SITE PLAN FOR OFFICE AND AUTO STORAGE USE LOCATED IN THE PLANNED DEVELOPMENT – 2 ZONING DISTRICT FOR TRACT 99, C. M. WALTERS SURVEY,

ABSTRACT 800; LOCATED AT 3001 NW LOOP 7. OWNER: ROBINSON CONSTRUCTION ENTERPRISE LLC

Chairperson Craig made a motion to approve the request with the stipulation that the site plan is amended to reflect the location of the single drive approach as specified by TXDOT. The motion was seconded by Vice Chairperson Schutt and was approved unanimously.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 6th DAY OF JUNE 2022.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator