

# CITY OF ATHENS

## NOTICE TO PUBLIC

Notice is hereby given that the Zoning Commission of the City of Athens, Texas will meet in Regular Session on Tuesday, October 21, 2014, 5:30 p.m. in the Council Chambers of the City Hall Annex, 501 N. Pinkerton, Athens, Texas to consider the following:

1. Consider approving the minutes of the September 16, 2014 Regular Session.
2. Discuss creating plat of Tract 118A C.M. Walters Survey, owned by Merrill Jensen.
3. Public hearing concerning rezoning of Tract 118A C.M. Walters Survey from Agriculture to Industrial, owned by Merrill Jensen (2680 Hwy 31 West).
4. Consider rezoning Tract 118A C.M. Walters from Agriculture to Industrial, owned by Merrill Jensen (2680 Hwy 31 West).
5. Public hearing concerning rezoning and site plan amendment of Lot 15C, J.B. Atwood Survey from Commercial Planned Development -2 to Commercial Planned Development-2 Specific Use Provision, owned by John H. Brown (601 N.E. Loop 7).
6. Consider rezoning and site plan amendment of Lot 15C, J.B. Atwood Survey from Commercial Planned Development -2 to Commercial Planned Development-2 Specific Use Provision, owned by John H. Brown (601 N.E. Loop 7).
7. Adjourn.

Athens City Hall and City Hall Annex are wheelchair accessible and accessible parking spaces are available. Requests for additional accommodations or interpretive services must be made 48 hours prior to any meeting. Please contact the City Secretary's Office at (903) 675-5131 or by FAX (903) 675-7562 for further information.

ATHENS CITY HALL

508 East Tyler St. • Athens, Texas 75751 • 903-675-5131 • FAX 903-675-7562

REGULAR SESSION

SEPTEMBER 16, 2014

The Zoning Commission of the City of Athens, Texas met in Regular Session on Tuesday, September 16, 2014, 5:30 p.m. in the Council Chambers of the City Hall Annex, 501 N. Pinkerton Athens, Texas with the following members present, to-wit:

Chris Tinsley  
Tony Kalawe  
Gail Chock  
Aaron Smith  
Donna Meredith

Gary Crecelius, Director of Planning & Development  
Bonnie Hambrick, City Secretary

others present: Brian Malone;

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

CONSIDER APPROVING THE MINUTES OF THE AUGUST 19, 2014 REGULAR SESSION

A motion was made by Member Kalawe seconded by Member Chock to approve the minutes of the August 19, 2014 Regular Session, as written. The motion carried unanimously.

PUBLIC HEARING CONCERNING REZONING OF TRACTS 18, 38, 55 & 64A, J.B. ATWOOD SURVEY FROM AGRICULTURE TO INDUSTRIAL, OWNED BY ATHENS ECONOMIC DEVELOPMENT CORPORATION (FM 1616).

Gary Crecelius, Director of Planning & Development, explained that this property was purchased by Athens Economic Development Corporation (A.E.D.C.) for future development and the property needs to be rezoned to Industrial. He further explained 35 letters mailed to surrounding property owners and no responses were received.

After discussion, a motion was made Member Meredith to close the public hearing, seconded by Member Smith. The motion carried unanimously.

CONSIDER REZONING TRACTS 18, 38, 55 & 64A, J.B. ATWOOD SURVEY FROM AGRICULTURE TO INDUSTRIAL, OWNED BY ATHENS ECONOMIC DEVELOPMENT CORPORATION (FM 1616)

A motion was made by Member Meredith, seconded by Member Chock to approve the rezoning of Tracts 18, 38, 55 & 64A, J.B. Atwood Survey from Agriculture to Industrial. After discussion, the motion carried unanimously.

DISCUSS/CONSIDER REPLAT OF LOTS 638 & 639, OAKWOOD UNIT 1, LOCATED IN THE CITY OF ATHENS EXTRA-TERRITORIAL JURISDICTION, OWNED BY COLIN & LAUREN BARRETT (8373 CHARLYA DR.)

Gary Crecelius, Director of Planning & Development, explained that this property will combine two (2) lots into one (1) lot. After discussion a motion was made by Member Kalawe, seconded by Member Chock, to approve the replat of Lots 638 & 639, Oakwood Unit 1 as requested. The motion carried unanimously.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED THIS 21<sup>st</sup> DAY OF October, 2014.

---

Chris Tinsley, Chairman

ATTEST:

---

Bonnie Hambrick City Secretary

**CITY OF ATHENS  
ZONING APPLICATION/NOTICE**

**A. Requesting:**

\_\_\_\_\_ Zoning   X   Rezoning \_\_\_\_\_ Create Site Plan \_\_\_\_\_ Site Plan Amendment

**B. Description and Location of Property**

1. Addition Name: C.M. Walters
2. TR.(s)   118A   Block:   N/A
3. Total Acreage:   20
4. Present Zoning Classification:   Agriculture
5. Street Address or other description:   2680 Hwy 31 West

**C. Zoning Requested:**   Industrial  

**D. Proposed property use to include, but not limited to:**   Forming of refinery vessels  

**E. Applicant Fee:**   \$100.00  

**F. Applicant Information:**

Owner: <u>  Merrill Jensen  </u>	Agent: _____
Address: <u>  3129 ACR 2405  </u>	Address _____
City, State <u>  Montalba, Texas 75853  </u>	City, State, Zip: _____
Phone: <u>  903-681-0310  </u>	Phone: _____
Owner or Agent Signature(s): <u>  Merrill Jensen  </u>	
Date: <u>  9-2-14  </u>	

**G. All Deed Restrictions supersede City of Athens Zoning Ordinances and it is the responsibility of the property owner to verify.**

**NOTICE OF HEARINGS**

A Public Hearing will be held before the Zoning Commission concerning the above described property   Oct. 21,    
  2014   at 5:30 p.m. in the Council Chambers of the Athens City Hall Annex, 501 N. Pinkerton, Athens, Texas.

Upon recommendation from the Zoning Commission:

A Public Hearing will be held before the Athens City Council concerning the above described property on   Oct. 27,    
  2014   at 5:30 p.m. in the Council Chambers of the Athens City Hall Annex, 501 N. Pinkerton, Athens, Texas.

Protests: a favorable vote of three fourths (3/4) of all members of the City Council shall be required to approve any change in zoning when written objections are received from twenty percent (20%) of the area of the adjacent landowners which comply with the provisions of Section 211.006 of the Texas Local Government Code (commonly referred to as the "twenty percent (20%) rule". If a protest against such proposed amendment, supplement or change has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the lots included in such a proposed change or those immediately adjacent to the area thereof extending two hundred feet (200') therefrom or of those directly opposite thereto extending two hundred feet (200') from the street frontage of such opposite lots, such amendments shall not be effective except by a three-fourths (3/4) vote of the City Council.

082

118A172

118

118

118A

STATE HWY. 31

2107 2106 2103 2101

2090

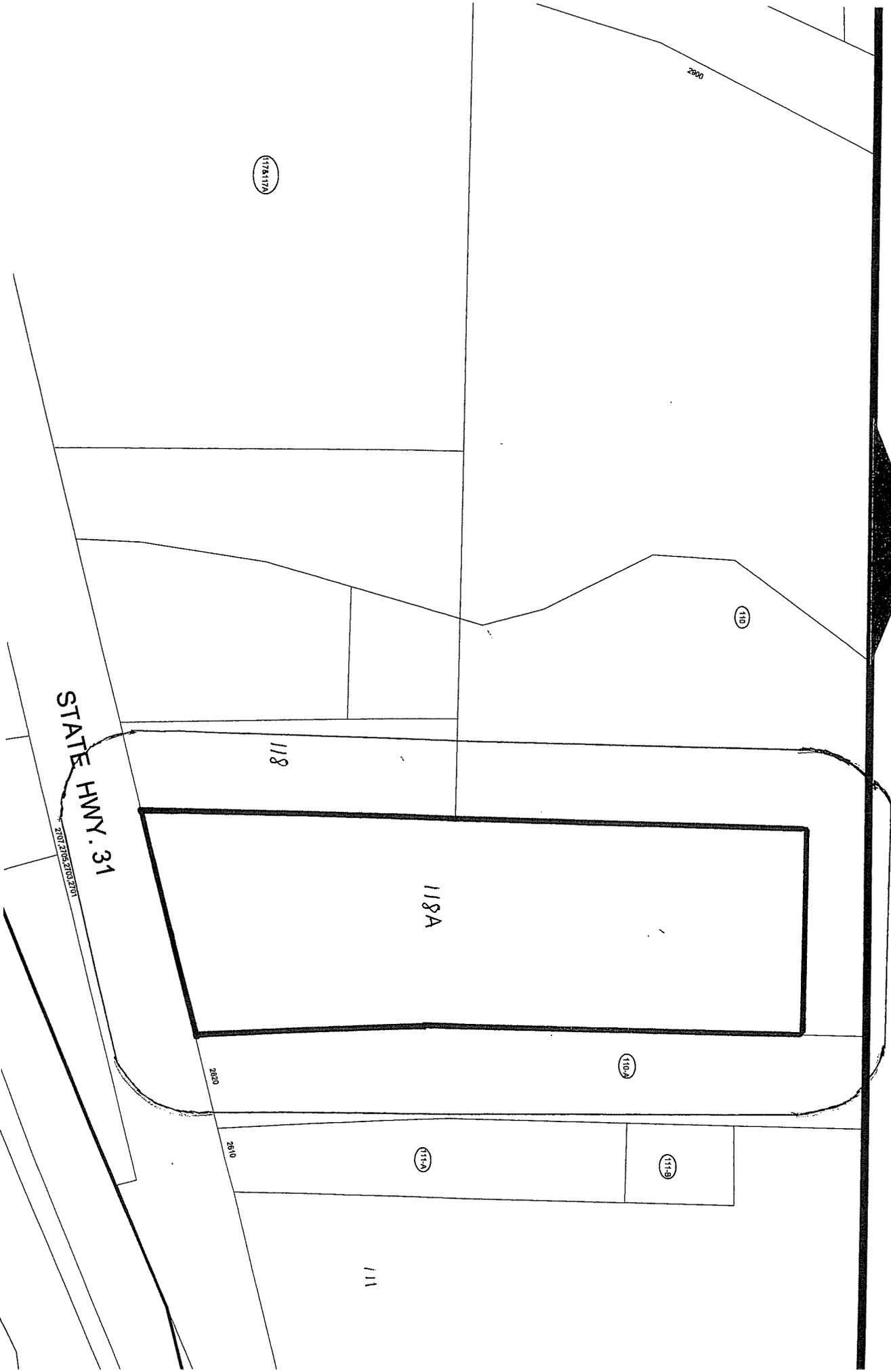
110-2

2010

113A

111-5

111



**CITY OF ATHENS  
ZONING APPLICATION/NOTICE**

**A. Requesting:**

\_\_\_\_\_ Zoning   x   Rezoning \_\_\_\_\_ Create Site Plan   X   Site Plan Amendment

**B. Description and Location of Property**

1. Addition Name: J.B. ATWOOD
2. Lot(s)  15C  Block:  N/A
3. Total Acreage:  1.189
4. Present Zoning Classification:  COMMERCIAL PLANNED DEVELOPMENT -2
5. Street Address or other description:  601 N.E. LOOP 7

**C. Zoning Requested:**  COMMERCIAL PLANNED DEVELOPMENT-2 SPECIFIC USE PROVISION 

**D. Proposed property use to include, but not limited to:**  COMMERCIAL WRECKER OPERATION AND IMPOUND FACILITY 

**E. Applicant Fee:**  \$100.00 

**F. Applicant Information:**

Owner: <u> JOHN H. BROWN </u>	Agent: <u> JAMES FIELDEN </u>
Address: <u> P.O. BOX 1427 </u>	Address: <u> P.O. BX 350 </u>
City, State: <u> ATHENS, TEXAS 75751 </u>	City, State, Zip: <u> ATHENS, TEXAS 75751 </u>
Phone: <u> 903-675-5733 </u>	Phone: _____
Owner or Agent Signature(s): <u> JOHN H. BROWN </u>	
Date: <u> 9/22/2014 </u>	

**G. All Deed Restrictions supersede City of Athens Zoning Ordinances and it is the responsibility of the property owner to verify.**

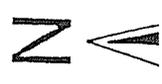
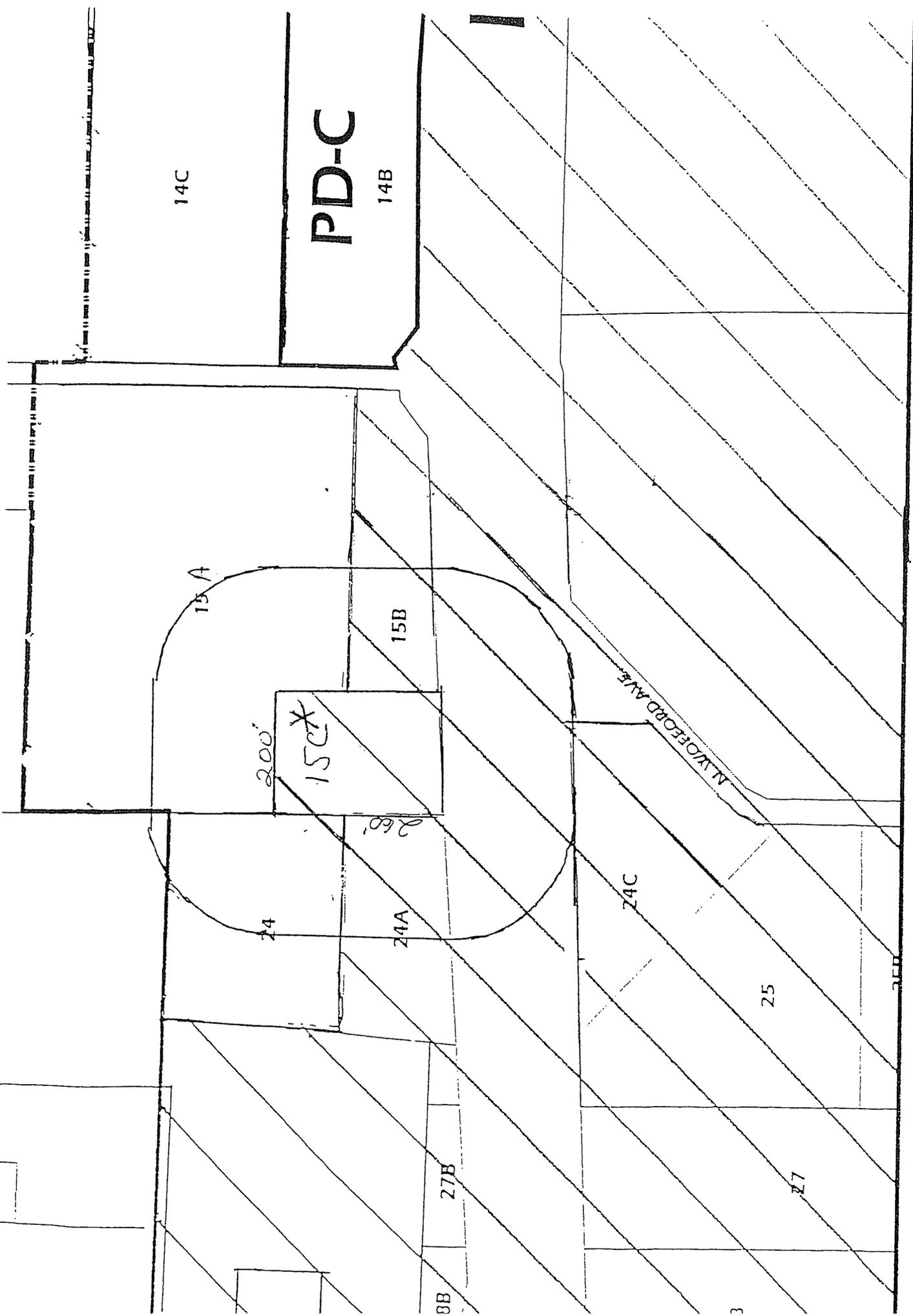
**NOTICE OF HEARINGS**

A Public Hearing will be held before the Zoning Commission concerning the above described property  OCT 21, 2014  at 5:30 p.m. in the Council Chambers of the Athens City Hall Annex, 501 N. Pinkerton, Athens, Texas.

Upon recommendation from the Zoning Commission:

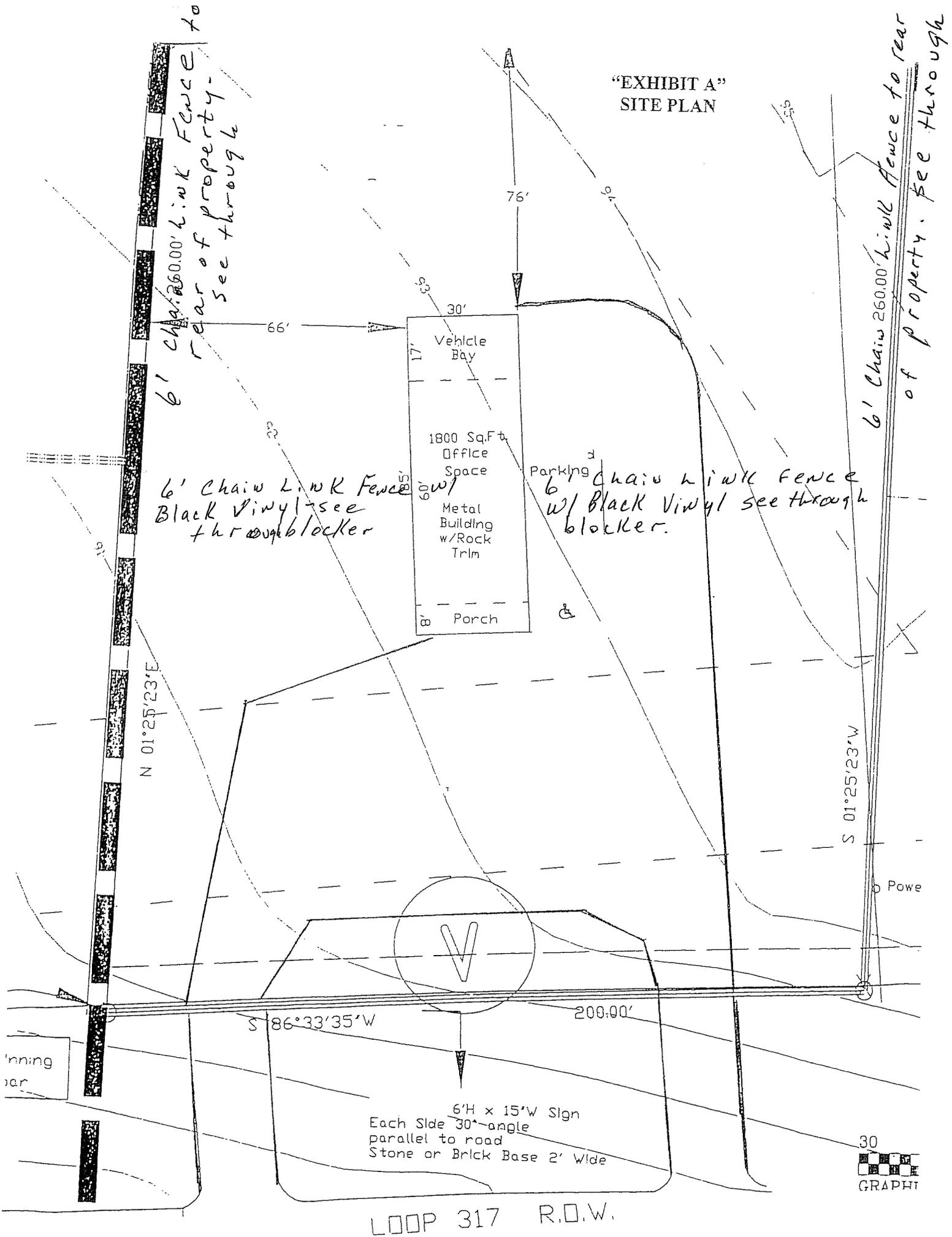
A Public Hearing will be held before the Athens City Council concerning the above described property on  OCT 27, 2014  at 5:30 p.m. in the Council Chambers of the Athens City Hall Annex, 501 N. Pinkerton, Athens, Texas.

Protests: a favorable vote of three fourths (3/4) of all members of the City Council shall be required to approve any change in zoning when written objections are received from twenty percent (20%) of the area of the adjacent landowners which comply with the provisions of Section 211.006 of the Texas Local Government Code (commonly referred to as the "twenty percent (20%) rule". If a protest against such proposed amendment, supplement or change has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the lots included in such a proposed change or those immediately adjacent to the area thereof extending two hundred feet (200') therefrom or of those directly opposite thereto extending two hundred feet (200') from the street frontage of such opposite lots, such amendments shall not be effective except by a three-fourths (3/4) vote of the City Council.



City of Athens

"EXHIBIT A"  
SITE PLAN



6' Chain Link Fence to rear of property - see through

6' Chain Link Fence w/ Black Vinyl see through blocker

6' Chain Link Fence w/ Black Vinyl see through blocker.

6' Chain Link Fence to rear of property. see through

LOOP 317 R.O.W.

