

PLANNING & ZONING COMMISSION  
REGULAR SESSION  
September 6, 2022

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Tuesday, September 6, 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, Jim Kerlin, Beverly Peek, and Brian Schutt.

Director of Development Services Audrey Sloan, City Manager Elizabeth Borstad, Development Coordinator Noemi Lopez, Code Enforcement Officer David Campbell, Councilperson SyTanna Freeman, Councilperson Aaron Smith, Juan Pedro Rodriguez, and Anne Perryman were also present.

The meeting was called to order by Chairperson Craig.

**DECLARATION OF CONFLICT OF INTEREST.**

None.

**PUBLIC COMMUNICATIONS.**

None.

**CONSIDER APPROVING THE MINUTES OF THE AUGUST 1, 2022, REGULAR SESSION.**

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

**UPDATE FOR ITEMS ON THE AUGUST 1, 2022, PLANNING & ZONING AGENDA.**

Sloan gave a brief update on the items.

**PUBLIC HEARING CONCERNING A REQUEST FOR A DEMOLITION ORDER FOR THE SUBSTANDARD STRUCTURE LOCATED AT 304 DEAN ST, ALSO KNOWN AS BLOCK 1, LOT 3 OF COLLEGE VIEW ADDITION, T. PARMER SURVEY, ABSTRACT 782. OWNER: EMPIRE PROPERTIES LLC C/O RUTILIO ANTONIO BERNAL**

Chairperson Craig opened the public hearing. Campbell gave overview of the code request and described the unsafe conditions of the structure. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FOR A DEMOLITION ORDER FOR THE SUBSTANDARD STRUCTURE LOCATED AT 304 DEAN ST, ALSO KNOWN AS BLOCK 1, LOT 3 OF COLLEGE VIEW ADDITION, T. PARMER SURVEY, ABSTRACT 782. OWNER: EMPIRE PROPERTIES LLC C/O RUTILIO ANTONIO BERNAL**

Member Peek made a motion to issue a demolition order. The motion was seconded by Member Kerlin and was approved unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FOR A DEMOLITION ORDER FOR THE SUBSTANDARD STRUCTURE LOCATED AT 406 S CARROLL ST, ALSO KNOWN AS BLOCK 33, LOT 2D OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782. OWNER: CLAUDIA HIGGS & NANCY BURNETT C/O RACHEL HIGGS**

Chairperson Craig opened the public hearing. Campbell gave overview of the code request and described the unsafe conditions of the structure. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FOR A DEMOLITION ORDER FOR THE SUBSTANDARD STRUCTURE LOCATED AT 406 S CARROLL ST, ALSO KNOWN AS**

**BLOCK 33, LOT 2D OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782. OWNER: CLAUDIA HIGGS & NANCY BURNETT C/O RACHEL HIGGS**

Vice Chairperson Schutt made a motion to issue a demolition order. The motion was seconded by Member Peek and was approved unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM JUAN PEDRO RODRIGUEZ FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURE TO SINGLE-FAMILY – 7 FOR TRACT 57B, J. W. COKER TRACT, B. C. WALTERS SURVEY, A-797; ALSO KNOWN AS 1136 NORTH HAMLETT STREET. OWNER: JP ROD HOMES LLC**

Chairperson Craig opened the public hearing. Sloan gave overview of the request. Twelve surrounding property owners were notified of the request. No responses were returned. The owner, Juan Pedro Rodriguez, briefly discussed his plans for to construct a single-family residence on the property. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM JUAN PEDRO RODRIGUEZ FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURE TO SINGLE-FAMILY – 7 FOR TRACT 57B, J. W. COKER TRACT, B. C. WALTERS SURVEY, A-797; ALSO KNOWN AS 1136 NORTH HAMLETT STREET. OWNER: JP ROD HOMES LLC**

Member Kerlin made a motion to recommend approval of the request. The motion was seconded by Member Peek and was approved unanimously.

**PUBLIC HEARING CONCERNING A REQUEST TO AMEND CHAPTER 22, ARTICLE V, SECTION 22-33(C)(4)A OF THE CITY CODE OF ORDINANCES REGARDING THE MINIMUM DIMENSIONS REQUIRED FOR STANDARD PARKING SPACES.**

Chairperson Craig opened the public hearing. Sloan gave overview of the request to reduce the minimum dimensions of a commercial parking space from 10 feet in width to 9 feet. There was a brief discussion regarding the request. City Manager Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST TO AMEND CHAPTER 22, ARTICLE V, SECTION 22-33(C)(4)A OF THE CITY CODE OF ORDINANCES REGARDING THE MINIMUM DIMENSIONS REQUIRED FOR STANDARD PARKING SPACES.**

Vice Chairperson Schutt made a motion to recommend approval of the request. The motion was seconded by Member Kerlin and was approved unanimously.

**PUBLIC HEARING CONCERNING A REQUEST TO REPEAL IN ITS ENTIRETY AND RE-ESTABLISH CHAPTER 22, ARTICLE V, SECTION 22-41 OF THE CITY CODE OF ORDINANCES, TITLED SIGN REGULATIONS.**

Chairperson Craig opened the public hearing. Sloan gave overview of the proposal to revise and update the sign regulations. Anne Perryman, 111 Larue St, briefly discussed visual clutter, monument signs, portable signs, and signs in the Central Business District. City Manager Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST TO REPEAL IN ITS ENTIRETY AND RE-ESTABLISH CHAPTER 22, ARTICLE V, SECTION 22-41 OF THE CITY CODE OF ORDINANCES, TITLED SIGN REGULATIONS.**

No action was taken. The item died for lack of a motion.

**ADJOURN**

The meeting was adjourned.

**PASSED AND APPROVED ON THIS THE 3<sup>rd</sup> DAY OF OCTOBER 2022.**

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Chairman

ATTEST: \_\_\_\_\_  
Noemi Lopez, Development Coordinator