

PLANNING & ZONING COMMISSION  
REGULAR SESSION  
April 5, 2021

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, April 5, 2021, 5:30 p.m. in the Conference Room of the Development Services Center, 501 US Highway 175 West, Athens, Texas. The following members were present constituting a quorum: Brian Schutt, Von Thomas, Beverly Peek, Kyle Tidmore and Brandon Smith.

Director of Development Services Audrey Sloan, Councilperson Aaron Smith, City Manager Elizabeth Borstad, Jeffery Enoch, Nikki Enoch, Paul & Adrianna Yazbeck, Asa Cascavilla, Blair Wells, Cheryl Nix, and Scott Hersh were also present.

The meeting was called to order by Member Tidmore.

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

Member Smith volunteered to be the Planning & Zoning Commission Chairperson and made a motion to nominate himself for the position. Member Peek seconded the motion and it passed unanimously. Member Schutt volunteered to be the Planning & Zoning Commission Vice Chairperson and made a motion to nominate himself for the position. Member Smith seconded the motion and it passed unanimously.

**DECLARATION OF CONFLICT OF INTEREST.**

None.

**PUBLIC COMMUNICATIONS.**

None.

**CONSIDER APPROVING THE MINUTES OF THE MARCH 5, 2021 SPECIAL SESSION.**

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

**PUBLIC HEARING CONCERNING A REQUEST FROM PROPECTUS MULTIFAMILY CAPITAL FOR APPROVAL OF A ZONING CHANGE FROM COMMERCIAL TO PLANNED DEVELOPMENT FOR LOTS 12A, 13 & 14 OF THE C. H. COLEMAN SUBDIVISION, J. B. ATWOOD SURVEY A-19, ALSO KNOWN AS 2050 STATE HIGHWAY 31 EAST.**

Chairperson Smith 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 eighteen surrounding property owners within two hundred feet and two responses were returned. The applicants, Paul & Adriana Yazbeck, gave a presentation outlining their market research findings and proposal to renovate the property. Member Thomas questioned whether the project would have to comply with ADA regulations. Sloan responded that it would. Member Peek asked the applicants for detail on the type of air conditioning system that was proposed for the units. The applicants responded with details on the proposed air conditioning systems. Asa Cascavilla, co-owner of The Summit Apartments, asked general questions about the management plan for the proposed apartments. The applicant responded that the property would be self-managed. Jeffery Enoch questioned the number of employees that were anticipated. The applicants responded that 5 employees are anticipated initially. Member Smith closed the public hearing.

**DISCUSS/CONSIDER THE REQUEST FROM PROPECTUS MULTIFAMILY CAPITAL FOR APPROVAL OF A ZONING CHANGE FROM COMMERCIAL TO PLANNED**

**DEVELOPMENT FOR LOTS 12A, 13 & 14 OF THE C. H. COLEMAN SUBDIVISION, J. B. ATWOOD SURVEY A-19, ALSO KNOWN AS 2050 STATE HIGHWAY 31 EAST.**

Member Tidmore made a motion to approve the request. The motion was seconded by Member Peek and was approved unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM JEFFERY ENOCH, SR. FOR A ZONING CHANGE FROM SINGLE-FAMILY -5 TO COMMERCIAL AND A SPECIFIC USE PERMIT FOR A PARKING LOT FOR TRUCKS AND TRAILERS FOR LOT 3A, BLOCK 104 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY A-782, ALSO KNOWN AS 707 NORTH PRAIRIEVILLE STREET.**

Member Smith opened the public hearing. Sloan discussed the location of the property and gave a brief overview of the request. Letters of notification were sent to the 8 surrounding property owners within 200 feet and one response was returned. The applicant, Jeffery Enoch, Sr, discussed his proposal for the property and presented a sample of the proposed parking surface material (crushed tile). Member Schutt questioned whether there would be refrigerated trucks parked on the site. Enoch responded that no trucks would be parked on the site, only trailers. Member Smith closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM JEFFERY ENOCH, SR. FOR A ZONING CHANGE FROM SINGLE-FAMILY -5 TO COMMERCIAL AND A SPECIFIC USE PERMIT FOR A PARKING LOT FOR TRUCKS AND TRAILERS FOR LOT 3A, BLOCK 104 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY A-782, ALSO KNOWN AS 707 NORTH PRAIRIEVILLE STREET.**

Member Schutt made a motion to approve the request. The motion was seconded by Member Peek and passed unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM HENRY CUMBY FOR A ZONING CHANGE FROM AGRICULTURE TO SINGLE-FAMILY – 7 AND A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME FOR LOTS 2-2, 2-3, 2-4 & 2-5 OF BLOCK 97 OF ATHENS ORIGINAL TOWN, B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 1105 THIRD STREET.**

Chairperson Smith opened the public hearing. Sloan discussed the location of the property and the reason for the request. Letters of notification were sent to the 16 surrounding property owners within 200 feet and no responses were returned. Chairperson Smith closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM HENRY CUMBY FOR A ZONING CHANGE FROM AGRICULTURE TO SINGLE-FAMILY – 7 AND A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME FOR LOTS 2-2, 2-3, 2-4 & 2-5 OF BLOCK 97 OF ATHENS ORIGINAL TOWN, B. C. WALTERS SURVEY A-797, ALSO KNOWN AS 1105 THIRD STREET.**

Member Tidmore made a motion to approve the plat. Member Peek seconded the motion and it was approved unanimously.

**ADJOURN**

The meeting was adjourned.

**PASSED AND APPROVED ON THIS THE 3<sup>rd</sup> DAY OF APRIL 2021.**

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Chairman

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