

PLANNING & ZONING COMMISSION  
REGULAR SESSION  
May 3, 2021

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, May 3, 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, and Beverly Peek.

Director of Development Services Audrey Sloan, Mayor Monte Montgomery, Councilperson SyTanna Freeman, Councilperson Aaron Smith, City Manager Elizabeth Borstad, Kenneth Lane, Eric James, Bob Crone and John Jaeckel were also present.

The meeting was called to order by Member Schutt.

**CONSIDER APPROVING THE MINUTES OF THE APRIL 5, 2021 REGULAR SESSION.**

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

**DECLARATION OF CONFLICT OF INTEREST.**

None.

**PUBLIC COMMUNICATIONS.**

None.

**PUBLIC HEARING CONCERNING A REQUEST FROM ERIC JAMES FOR APPROVAL OF A ZONING CHANGE FROM RETAIL TO SINGLE-FAMILY – 5 FOR LOT 6, BLOCK 15 LARGE LOTS, T. PARMER SURVEY A-782, ALSO KNOWN AS 312 SOUTH CARROLL STREET.**

Vice Chairperson Schutt 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 seven surrounding property owners within two hundred feet and one response was returned. The applicant, Eric James, stated that he intended to use the property as a single-family residential rental.

**DISCUSS/CONSIDER A REQUEST FROM ERIC JAMES FOR APPROVAL OF A ZONING CHANGE FROM RETAIL TO SINGLE-FAMILY – 5 FOR LOT 6, BLOCK 15 LARGE LOTS, T. PARMER SURVEY A-782, ALSO KNOWN AS 312 SOUTH CARROLL STREET.**

Member Peek 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 KENO BROWN OF ATHENS STEEL BUILDING CORPORATION FOR APPROVAL OF A ZONING CHANGE FROM PLANNED DEVELOPMENT – 2 TO INDUSTRIAL FOR TRACT 16D, J. B. ATWOOD SURVEY A-19, ALSO KNOWN AS 900 NE LOOP 7.**

Vice Chairperson Schutt 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 five surrounding property owners within two hundred feet and one response was returned.

**DISCUSS/CONSIDER A REQUEST FROM KENO BROWN OF ATHENS STEEL BUILDING CORPORATION FOR APPROVAL OF A ZONING CHANGE FROM PLANNED DEVELOPMENT – 2 TO INDUSTRIAL FOR TRACT 16D, J. B. ATWOOD SURVEY A-19, ALSO KNOWN AS 900 NE LOOP 7.**

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

**PUBLIC HEARING CONCERNING A REQUEST FROM JESSICA & SCOTT HERSH FOR APPROVAL OF A ZONING CHANGE FROM OFFICE TO SINGLE-FAMILY – 5 FOR LOT 13, BLOCK 26A OF PARK HIGHLANDS, T. PARMER SURVEY A-782, ALSO KNOWN AS 607 EAST CLINTON AVENUE.**

Vice Chairperson Schutt 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 eleven surrounding property owners within two hundred feet and no responses were returned.

**DISCUSS/CONSIDER A REQUEST FROM JESSICA & SCOTT HERSH FOR APPROVAL OF A ZONING CHANGE FROM OFFICE TO SINGLE-FAMILY – 5 FOR LOT 13, BLOCK 26A OF PARK HIGHLANDS, T. PARMER SURVEY A-782, ALSO KNOWN AS 607 EAST CLINTON AVENUE.**

Member Peek 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 LEON JOHNSON OF CCI CONCEPT INVESTMENTS, LLC FOR APPROVAL OF A SITE PLAN FOR AN EVENT CENTER LOCATED IN THE PLANNED DEVELOPMENT -2 ZONING DISTRICT FOR TRACT 4A-3, E. HOLLAND SURVEY A-330, ALSO KNOWN AS 4905 NE SOUTH LOOP 7.**

Vice Chairperson Schutt 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 two surrounding property owners within two hundred feet and no responses were returned. Sloan discussed that site plan shows 29 paved spaces, with additional spaces to be added at a later date. The Zoning Ordinance requires a minimum of 70 paved spaces based on the use and the square footage of the building.

**DISCUSS/CONSIDER A REQUEST FROM LEON JOHNSON OF CCI CONCEPT INVESTMENTS, LLC FOR APPROVAL OF A SITE PLAN FOR AN EVENT CENTER LOCATED IN THE PLANNED DEVELOPMENT -2 ZONING DISTRICT FOR TRACT 4A-3, E. HOLLAND SURVEY A-330, ALSO KNOWN AS 4905 NE SOUTH LOOP 7.**

Vice Chairperson Schutt made a motion to approve the request with the stipulation that the remaining paved parking spaces required by the Zoning Ordinance shall be installed within six months. The motion was seconded by Member Thomas and was approved unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM KENNETH LANE FOR APPROVAL OF THE REPLAT OF LOTS 27A & 28A, BLOCK 50, ATHENS ORIGINAL TOWN AND TRACT 102, R. A. CLARK SURVEY A-171, CREATING LOT 1, BLOCK 1 OF THE LANE ADDITION, ALSO KNOWN AS 311 WOOD STREET.**

Vice Chairperson Schutt 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 twelve surrounding property owners within two hundred feet and within the Athens Original Town subdivision. No responses were returned. Kenneth Lane discussed his plans to develop the property. John Jaeckel, owner of 300 Lane St, stated he was present to learn more about the details of the request.

**DISCUSS/CONSIDER A REQUEST FROM KENNETH LANE FOR APPROVAL OF THE REPLAT OF LOTS 27A & 28A, BLOCK 50, ATHENS ORIGINAL TOWN AND TRACT 102, R. A. CLARK SURVEY A-171, CREATING LOT 1, BLOCK 1 OF THE LANE ADDITION, ALSO KNOWN AS 311 WOOD STREET.**

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

**DISCUSS/CONSIDER A REQUEST FROM KENNETH LANE FOR APPROVAL OF THE REPLAT OF LOTS 27A & 28A, BLOCK 50, ATHENS ORIGINAL TOWN AND TRACT 102, R. A. CLARK SURVEY A-171, CREATING LOT 1, BLOCK 1 OF THE LANE ADDITION, ALSO KNOWN AS 311 WOOD STREET.**

Sloan discussed the location of the property and gave a brief overview of the request. Bob Crone was present and discussed plans to construct new duplex residential units on the property. Member Thomas made a motion to approve the request. The motion was seconded by Member Peek and was approved unanimously.

**ADJOURN**

The meeting was adjourned.

**PASSED AND APPROVED ON THIS THE 7<sup>th</sup> DAY OF JUNE 2021.**

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Chairman

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