

PLANNING & ZONING COMMISSION
REGULAR SESSION
DECEMBER 6, 2021

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, December 6, 2021, 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, Von Thomas, and Brian Schutt.

Director of Development Services Audrey Sloan, Administrative Clerk Noemi Lopez, City Manager Elizabeth Borstad, Councilperson Aaron Smith, Scott Fullingim, and Jeannie Elise Klepper were also present.

The meeting was called to order by Chairperson Craig.

CONSIDER APPROVING THE MINUTES OF THE NOVEMBER 1, 2021 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.

PUBLIC HEARING CONCERNING A REQUEST FROM JEANNIE ELISE KLEPPER FOR APPROVAL OF A SPECIFIC USE PERMIT FOR A TATTOO STUDIO FOR BLOCK 4, LOT 8C OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782; ALSO KNOWN AS 209 N PRAIRIEVILLE ST. OWNER: COLOR ME PRETTY, LLC

Chairperson Craig opened the public hearing. Director of Development Services Audrey Sloan gave an overview of the request. Letters of notification were sent to the nine surrounding property owners within 200 feet. One response was returned. Jeannie Elise Klepper discussed the request and answered questions regarding signage, hours of operation and state licensing. Chairperson Craig closed the public hearing.

DISCUSS/CONSIDER A REQUEST JEANNIE ELISE KLEPPER FOR APPROVAL OF A SPECIFIC USE PERMIT FOR A TATTOO STUDIO FOR BLOCK 4, LOT 8C OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782; ALSO KNOWN AS 209 N PRAIRIEVILLE ST. OWNER: COLOR ME PRETTY, LLC

The Commission continued the discussion regarding signage and hours of operation. Chairperson Craig made a motion to approve the request with the stipulation that SUP shall become null and void upon the revocation, suspension and/or lapse of the state issued tattoo studio license. The motion was seconded by Vice Chairperson Schutt and was approved with three in favor and with Member Thomas voting in opposition.

PUBLIC HEARING CONCERNING A REQUEST FROM SCOTT FULLINGIM FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 10 TO SINGLE-FAMILY – 5 FOR THE WESTERN MOST 0.20-ACRE PORTION AND MULTI-FAMILY – 2 FOR THE EASTERN MOST 0.13-ACRE PORTION OF LOT 1, BLOCK 10 OF PARK HIGHLANDS, T. PARMER SURVEY, ABSTRACT 782; ALSO KNOWN AS 400 BRYSON AVE. OWNER: RYLEE GRACE HOLDINGS LLC

Chairperson Craig opened the public hearing. Director of Development Services Audrey Sloan gave an overview of the request. Letters of notification were sent to the fourteen surrounding property owners within 200 feet. No responses were returned. Scott Fullingim briefly discussed the presence of other duplex units in the area. Chairperson Craig closed the public hearing.

DISCUSS/CONSIDER A REQUEST SCOTT FULLINGIM FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 10 TO SINGLE-FAMILY – 5 FOR THE WESTERN MOST 0.20-ACRE PORTION AND MULTI-FAMILY – 2 FOR THE EASTERN MOST 0.13-ACRE PORTION OF LOT 1, BLOCK 10 OF PARK HIGHLANDS, T. PARMER SURVEY, ABSTRACT 782; ALSO KNOWN AS 400 BRYSON AVE. OWNER: RYLEE GRACE HOLDINGS LLC

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

DISCUSS/CONSIDER A REQUEST FROM MITCHELL KAUFMAN FOR APPROVAL OF THE FINAL PLAT OF THE FLAT CREEK APARTMENTS TRACT, S. D. GRAHAM SURVEY, ABSTRACT 1002; ALSO KNOWN AS 2969 FM 2495. OWNER: AL & CHARLOTTE MOELLENBECK REVOCABLE TRUST

Director of Development Services Audrey Sloan stated that the applicant had requested to postpone consideration of this item and the site plan request for the time being. No action was taken on the item in light of the applicant's request to postpone.

PUBLIC HEARING CONCERNING A REQUEST FROM MITCHELL KAUFMAN FOR APPROVAL OF A SITE PLAN FOR APARTMENT USE IN THE PLANNED DEVELOPMENT – 2 ZONING DISTRICT FOR THE FLAT CREEK APARTMENTS TRACT, S. D. GRAHAM SURVEY, ABSTRACT 1002; ALSO KNOWN AS 2969 FM 2495. OWNER: AL & CHARLOTTE MOELLENBECK REVOCABLE TRUST

No action was taken on the item in light of the applicant's request to postpone.

DISCUSS/CONSIDER A REQUEST FROM MITCHELL KAUFMAN FOR APPROVAL OF A SITE PLAN FOR APARTMENT USE IN THE PLANNED DEVELOPMENT – 2 ZONING DISTRICT FOR THE FLAT CREEK APARTMENTS TRACT, S. D. GRAHAM SURVEY, ABSTRACT 1002; ALSO KNOWN AS 2969 FM 2495. OWNER: AL & CHARLOTTE MOELLENBECK REVOCABLE TRUST

No action was taken on the item in light of the applicant's request to postpone.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 3rd DAY OF JANUARY 2022.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator