

PLANNING & ZONING COMMISSION  
REGULAR SESSION  
OCTOBER 4, 2021

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, October 4, 2021, 5:30 p.m. in the Derek D. Daniels Conference Room of the Athens Partnership Center, 201 West Corsicana 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, Code Enforcement Officer David Campbell, City Secretary Bonnie Hambrick, Administrative Clerk Noemi Lopez, Economic Development Director Joanie Ahlers, Councilperson Aaron Smith, Dan Pugh, Scott Deskins, Brad Rummel, Jackie Wilkes, Cristie Haygood, Brian Van Smoorenburg, Anne Perryman, Jeff Baran, Father Noel Lowry, Jeff Haygood, Jon David Cross, and Karina Landeros were also present.

The meeting was called to order by Chairperson Craig.

**CONSIDER APPROVING THE MINUTES OF THE SEPTEMBER 10, 2021 SPECIAL SESSION.**

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

**DECLARATION OF CONFLICT OF INTEREST.**

None.

**PUBLIC COMMUNICATIONS.**

None.

**PUBLIC HEARING CONCERNING THE SUBSTANDARD STRUCTURE LOCATED AT 824 N PRAIRIEVILLE ST, ALSO KNOWN AS LOT 6, BLOCK 107 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782. OWNER: ESTATE OF BOBBY ROSS IN CARE OF LINDA SMITH AND PAMELA JORDAN.**

Chairperson Craig opened the public hearing. Code Enforcement Officer David Campbell discussed the location of the property and gave an overview of the unsafe conditions and the case history. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER THE SUBSTANDARD STRUCTURE LOCATED AT 824 N PRAIRIEVILLE ST, ALSO KNOWN AS LOT 6, BLOCK 107 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782. OWNER: ESTATE OF BOBBY ROSS IN CARE OF LINDA SMITH AND PAMELA JORDAN.**

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

**PUBLIC HEARING CONCERNING A REQUEST FROM OWNERS FAUSTINO & KARINA LANDEROS FOR APPROVAL OF A ZONING CHANGE FROM COMMERCIAL TO SINGLE-FAMILY – 5 WITH A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME FOR BLOCK 2, LOT 13 OF WEST HYLANDS, T. PARMER SURVEY A-782, ALSO KNOWN AS 101 SLAGLE ST.**

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 ten surrounding property owners within 200 feet. One response was returned. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST OWNERS FAUSTINO & KARINA LANDEROS FOR APPROVAL OF A ZONING CHANGE FROM COMMERCIAL TO SINGLE-FAMILY – 5 WITH A SPECIFIC USE PERMIT FOR A MANUFACTURED HOME FOR BLOCK 2, LOT 13 OF WEST HYLANDS, T. PARMER SURVEY A-782, ALSO KNOWN AS 101 SLAGLE ST.**

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

**DISCUSS/CONSIDER A REQUEST FROM JEFF HAYGOOD OF GVD DEER PARK, LLC FOR APPROVAL OF THE FINAL PLAT OF LOT 1, BLOCK 1 OF THE DEER PARK ADDITION, J. B. ATWOOD SURVEY, ABSTRACT 19; LOCATED ON WOOD ST AND ALSO KNOWN AS AN 8.062 ACRE PORTION OF PROPERTY ID R133024. OWNER: ATHENS ECONOMIC DEVELOPMENT CORPORATION**

Sloan discussed the location of the property and gave a brief description of the plat. Vice Chairperson Schutt made a motion to approve the request. The motion was seconded by Member Peek and was approved unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM JEFF HAYGOOD OF GVD DEER PARK, LLC FOR APPROVAL OF A ZONING CHANGE FROM INDUSTRIAL TO PLANNED DEVELOPMENT WITH MULTI-FAMILY -5 BASE ZONING WITH A SITE PLAN FOR APARTMENT USE FOR LOT 1, BLOCK 1 OF THE DEER PARK ADDITION, J. B. ATWOOD SURVEY, ABSTRACT 19; LOCATED ON WOOD ST AND ALSO KNOWN AS AN 8.062 ACRE PORTION OF PROPERTY ID R133024. OWNER: ATHENS ECONOMIC DEVELOPMENT CORPORATION**

Chairperson Craig 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 four surrounding property owners within two hundred feet with two approvals returned. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM JEFF HAYGOOD OF GVD DEER PARK, LLC FOR APPROVAL OF A ZONING CHANGE FROM INDUSTRIAL TO PLANNED DEVELOPMENT WITH MULTI-FAMILY -5 BASE ZONING WITH A SITE PLAN FOR APARTMENT USE FOR LOT 1, BLOCK 1 OF THE DEER PARK ADDITION, J. B. ATWOOD SURVEY, ABSTRACT 19; LOCATED ON WOOD ST AND ALSO KNOWN AS AN 8.062 ACRE PORTION OF PROPERTY ID R133024. OWNER: ATHENS ECONOMIC DEVELOPMENT CORPORATION**

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

**DISCUSS/CONSIDER A REQUEST FROM SCOTT DESKINS OF SCC DEVELOPMENT FOR APPROVAL OF THE FINAL PLAT OF LOTS 1-3 OF THE SCC ADDITION BEING A REPLAT OF THE ST. EDWARD CATHOLIC CHURCH LOT, R. A. CLARK SURVEY, ABSTRACT 171; ALSO KNOWN AS 904 E TYLER ST.**

Sloan discussed the location of the property and gave a brief description of the plat. Vice Chairperson Schutt made a motion to approve the request. The motion was seconded by Member Thomas and was approved unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM SCOTT DESKINS OF SCC DEVELOPMENT FOR APPROVAL OF A SITE PLAN FOR RESTAURANT USE IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT FOR LOTS 1-3 OF THE SCC ADDITION BEING A REPLAT OF THE ST. EDWARD CATHOLIC CHURCH LOT, R. A. CLARK SURVEY, ABSTRACT 171; ALSO KNOWN AS 904 E TYLER ST.**

Chairperson Craig 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 fourteen surrounding property owners within two hundred feet with one response returned. Dr. Dan Pugh, 906 E Tyler St, discussed the concerns about the existing vegetation, fencing, lighting, and the location of the drive approach. The developer, Scott Deskins, discussed the concerns, and noted that TXDOT had determined the location of the drive approach. Anne Perryman, 921 E Corsicana St, spoke about saving existing trees on Lot 1. Deskins responded that they would look into preserving existing trees where possible. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM SCOTT DESKINS OF SCC DEVELOPMENT FOR APPROVAL OF A SITE PLAN FOR RESTAURANT USE IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT FOR LOTS 1-3 OF THE SCC ADDITION BEING A REPLAT OF THE ST. EDWARD CATHOLIC CHURCH LOT, R. A. CLARK SURVEY, ABSTRACT 171; ALSO KNOWN AS 904 E TYLER ST.**

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

**PUBLIC HEARING CONCERNING OF AN ORDINANCE AMENDING SECTION 22-32(H) OF THE CITY CODE OF ORDINANCES TO INCORPORATE THE USES OF INDOOR SHOOTING RANGE AND OUTDOOR SHOOTING RANGE, AND AMENDING CHAPTER 22, A-3 TO PROVIDE DEFINITIONS FOR SAID USES.**

Chairperson Craig opened the public hearing. Sloan discussed the proposed amendment to allow both uses in Commercial and Industrial zoning districts by specific use permit. The proposed definitions were also discussed. The Commission Members discussed adding “training” to both definitions and to establishing standards for both uses. Member Thomas discussed his opposition to outdoor shooting ranges. A lengthy discussion occurred. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER OF AN ORDINANCE AMENDING SECTION 22-32(H) OF THE CITY CODE OF ORDINANCES TO INCORPORATE THE USES OF INDOOR SHOOTING RANGE AND OUTDOOR SHOOTING RANGE, AND AMENDING CHAPTER 22, A-3 TO PROVIDE DEFINITIONS FOR SAID USES.**

Vice Chairperson Schutt made a motion to approve the proposed amendment with the addition of the word “training” to both definitions and with the recommendation that standards are established for the uses. The motion was seconded by Member Peek and was approved by a three to one vote, with Member Thomas voting in opposition.

**ADJOURN**

The meeting was adjourned.

**PASSED AND APPROVED ON THIS THE 1<sup>st</sup> DAY OF NOVEMBER 2021.**

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Chairman

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