

PLANNING & ZONING COMMISSION  
REGULAR SESSION  
JANUARY 3, 2022

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, January 3, 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, Nick Rosenberg, Von Thomas, and Brian Schutt.

Director of Development Services Audrey Sloan, Administrative Assistant Joel Vasquez, City Secretary Bonnie Hambrick, City Manager Elizabeth Borstad, Councilperson Aaron Smith, Councilperson SyTanna Freeman, Daniel West, Adolfa Martinez, Cesar Leyva, Billy Robinson, Corey Frentress, Mitchell Kaufman, and Ricky & Lana Smith were also present.

The meeting was called to order by Chairperson Craig.

**CONSIDER APPROVING THE MINUTES OF THE DECEMBER 6, 2021 REGULAR SESSION.**

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

**DECLARATION OF CONFLICT OF INTEREST.**

None.

**PUBLIC COMMUNICATIONS.**

None.

**PUBLIC HEARING CONCERNING A REQUEST FROM STEVEN JONES FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 5 TO MULTI-FAMILY – 5 FOR BLOCK 2, LOTS 3 & 4 OF MCCALED HEIGHTS, T. PARMER SURVEY, ABSTRACT 782; LOCATED ON W CORSICANA ST AND ALSO KNOWN AS PROPERTY IDS C1965 & C1966.**

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 eighteen surrounding property owners within 200 feet. No responses were returned. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST STEVEN JONES FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 5 TO MULTI-FAMILY – 5 FOR BLOCK 2, LOTS 3 & 4 OF MCCALED HEIGHTS, T. PARMER SURVEY, ABSTRACT 782; LOCATED ON W CORSICANA ST AND ALSO KNOWN AS PROPERTY IDS C1965 & C1966.**

The Commission discussed the zoning in the surrounding area. Member Thomas made a motion to approve the request. The motion was seconded by Member Rosenberg and was approved unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM ADOLFA MARTINEZ FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 5 TO COMMERCIAL FOR BLOCK 46, LOT 16A OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782; ALSO KNOWN AS 608 NEEDMORE 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 twenty-two surrounding property owners within 200 feet. One protest was returned. Sloan discussed the option of pursuing a zoning change to Office rather than Commercial. Adolfa Martinez requested approval of the request. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM ADOLFA MARTINEZ FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 5 TO COMMERCIAL FOR BLOCK 46, LOT 16A OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782; ALSO KNOWN AS 608 NEEDMORE ST.**

A lengthy discussion occurred regarding parking and screening requirements, the square footage of the structure and property, and the number of chairs in the salon. Martinez and her son, Cesar Leyva, responded to questions and stated that a fence would be erected. Member Rosenberg made a motion to approve a zoning change to Office. The motion was seconded by Vice Person Schutt and was approved with three voting in favor and Member Thomas voting in opposition.

**PUBLIC HEARING CONCERNING A REQUEST FROM BILLY ROBINSON FOR APPROVAL OF A SITE PLAN AMENDMENT FOR TOWING AND VEHICLE STORAGE IN A PLANNED DEVELOPMENT – 2 ZONING DISTRICT FOR TRACT 99E OF THE C. M. WALTERS SURVEY, A-800, ALSO KNOWN AS PROPERTY ID C1042 LOCATED AT THE NORTHWEST CORNER OF WEST STATE HIGHWAY 31 AND NORTHWEST LOOP 7. OWNERS: BRANDON ADAMS & KEVEN ADAMS.**

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 three surrounding property owners within 200 feet. No responses were returned. Billy Robinson spoke briefly about his towing business and plans for the site. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM BILLY ROBINSON FOR APPROVAL OF A SITE PLAN AMENDMENT FOR TOWING AND VEHICLE STORAGE IN A PLANNED DEVELOPMENT – 2 ZONING DISTRICT FOR TRACT 99E OF THE C. M. WALTERS SURVEY, A-800, ALSO KNOWN AS PROPERTY ID C1042 LOCATED AT THE NORTHWEST CORNER OF WEST STATE HIGHWAY 31 AND NORTHWEST LOOP 7. OWNERS: BRANDON ADAMS & KEVEN ADAMS.**

A lengthy discussion occurred regarding screening requirements and the square footage of the proposed vehicle storage area and the lot itself. Chairperson Craig made a motion to approve the site plan amendment. The motion was seconded by Member Thomas 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 discussed the location of the property and the proposed plat. Member Rosenberg made a motion to approve the plat. The motion was seconded by Vice Chairperson Craig and was approved unanimously.

**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**

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 three surrounding property owners within 200 feet. Two protests were returned. Lana and Ricky Smith spoke about concerns about property values, traffic, and storm water drainage. Mitchell Kaufman gave details about the proposed development. Corey Frentress spoke about the drainage design. Chairperson Craig closed the public hearing.

**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**

The Commission briefly discussed the concerns brought forward by the surrounding property owners. Vice Chairperson Schutt made a motion to approve the site plan. Member Thomas seconded the motion and it passed unanimously.

**ADJOURN**

The meeting was adjourned.

**PASSED AND APPROVED ON THIS THE 7<sup>th</sup> DAY OF FEBRUARY 2022.**

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Chairman

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