

PLANNING & ZONING COMMISSION
REGULAR SESSION
FEBRUARY 7, 2022

The Planning and Zoning Commission of the City of Athens, Texas met in Regular Session on Monday, February 7, 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, Beverly Peek, Von Thomas, and Brian Schutt.

Director of Development Services Audrey Sloan, Administrative Assistant Noemi Lopez, City Manager Elizabeth Borstad, Councilperson Carroll, Councilperson SyTanna Freeman, Councilperson Gross, Councilperson Aaron Smith, Gail Howell, Kris Perryman, Zack Cummings, Angie Locke, and Richard Labrie were also present.

The meeting was called to order by Chairperson Craig.

CONSIDER APPROVING THE MINUTES OF THE JANUARY 3, 2022 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 FRANCISCO SALAZAR FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 10 TO MULTI-FAMILY – 2 FOR LOTS 7 & 8, BLOCK 3 OF THE POWER HEIGHTS ADDITION, R. A. CLARK SURVEY, ABSTRACT 171; LOCATED AT 814 ENGLAND STREET.

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 twelve surrounding property owners within 200 feet. No written responses were returned. Angie Locke, 809 E College St, spoke about concerns with fencing and building materials. Chairperson Craig directed Locke to contact Development Services staff. Chairperson Craig closed the public hearing.

DISCUSS/CONSIDER A REQUEST FRANCISCO SALAZAR FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 10 TO MULTI-FAMILY – 2 FOR LOTS 7 & 8, BLOCK 3 OF THE POWER HEIGHTS ADDITION, R. A. CLARK SURVEY, ABSTRACT 171; LOCATED AT 814 ENGLAND STREET.

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 BENCHMARK DESIGN GROUP FOR APPROVAL OF A SITE PLAN AMENDMENT FOR TRACT 102 A OF THE R. A. CLARK SURVEY A-171, LOCATED AT 504 WOOD ST, ALSO KNOWN AS PROPERTY ID C122349. OWNER: CUMMINGS PROPERTY GROUP

Chairperson Craig opened the public hearing. Sloan gave an overview of the request. Letters of notification were sent to the twenty-five surrounding property owners within 200 feet. No written responses were returned. Zack Cummings briefly discussed the proposed changes. Chairperson Craig closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM BENCHMARK DESIGN GROUP FOR APPROVAL OF A SITE PLAN AMENDMENT FOR TRACT 102 A OF THE R. A. CLARK SURVEY A-171, LOCATED AT 504 WOOD ST, ALSO KNOWN AS PROPERTY ID C122349. OWNER: CUMMINGS PROPERTY GROUP

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

DISCUSS/CONSIDER A REQUEST FROM KRIS PERRYMAN FOR APPROVAL OF THE FINAL PLAT OF LOTS 1R, 2R, 3R, 4R, 5R, 6R & 7R OF BLOCK 5 AND LOTS 5A, 5B & 5C OF BLOCK 6 OF PARK HIGHLANDS, THOMAS PARMER SURVEY, ABSTRACT NO. 782, BEING A REPLAT OF LOTS 1, 2A, 2B & 3 OF BLOCK 5 AND LOT 5 OF BLOCK 6, ALSO KNOWN AS 625 S PRAIRIEVILLE ST (PROPERTY ID R67081). OWNER: 717 DILSEY CREEK, LLC

Sloan gave an overview of the request and discussed the flood study for the area. Richard Labrie, 628 Maryland Dr, discussed concerns with flooding. Kris Perryman briefly discussed the proposal and answered questions from the Commission. City Manager Elizabeth Borstad answered questions from the Commission regarding floodplain development. Chairperson Craig made a motion to approve the plat. The motion was seconded by Member Peek and was approved 3-1, with Member Thomas voting in opposition.

PUBLIC HEARING CONCERNING AN AMENDMENT TO CHAPTER 22, ARTICLE V, SECTION 22-41(F)(11) SPECIFYING GOVERNMENTAL SIGNS ERECTED BY THE CITY, COUNTY, STATE, OR FEDERAL GOVERNMENT ARE EXEMPT FROM PERMITTING REQUIREMENTS.

Chairperson Craig recused himself. Vice Chairperson Schutt opened the public hearing. Director of Development Services Audrey Sloan gave an overview of the request. Vice Chairperson Schutt closed the public hearing.

DISCUSS/CONSIDER AN AMENDMENT TO CHAPTER 22, ARTICLE V, SECTION 22-41(F)(11) SPECIFYING GOVERNMENTAL SIGNS ERECTED BY THE CITY, COUNTY, STATE, OR FEDERAL GOVERNMENT ARE EXEMPT FROM PERMITTING REQUIREMENTS.

Member Peek made a motion to approve amendment. Member Thomas seconded the motion and it passed 3-0, with Chairperson Craig abstaining.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED ON THIS THE 7th DAY OF MARCH 2022.

Chairman

ATTEST: _____
Sheila Garrett, Development Coordinator