

PLANNING & ZONING COMMISSION  
REGULAR SESSION  
MARCH 7, 2022

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

Director of Development Services Audrey Sloan, Administrative Assistant Noemi Lopez, Code Enforcement Officer David Campbell, City Manager Elizabeth Borstad, Councilperson SyTanna Freeman, Councilperson Aaron Smith, Donna Meredith, Francisco Torres, Michael Bacon, Jr., and Billy Withers were also present.

The meeting was called to order by Chairperson Craig.

**CONSIDER APPROVING THE MINUTES OF THE FEBRUARY 7, 2022 REGULAR SESSION.**

Member Rosenberg 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 THE SUBSTANDARD STRUCTURE LOCATED AT 603 LEE ST, ALSO KNOWN AS LOT 3, BLOCK B OF THE F. M. COKER ADDITION, B. C. WALTERS SURVEY, ABSTRACT 797. OWNER: JACQUELINE WILLIAMS.**

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

**DISCUSS/CONSIDER THE SUBSTANDARD STRUCTURE LOCATED AT 603 LEE ST, ALSO KNOWN AS LOT 3, BLOCK B OF THE F. M. COKER ADDITION, B. C. WALTERS SURVEY, ABSTRACT 797. OWNER: JACQUELINE WILLIAMS.**

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

**DISCUSS/CONSIDER A REQUEST FROM FRANCISCO TORRES OF TOWERS HOLDINGS LLC FOR THE FINAL PLAT OF LOTS 1-33 OF MILL RUN ESTATES, T. PARMER SURVEY, ABSTRACT 782; LOCATED ON MILL RUN RD AND ALSO KNOWN AS PROPERTY ID R20370.**

Sloan discussed the final plat of Mill Run Estates consisting of 33 single-family residential lots. Vice Chairperson Schutt made a motion to approve the plat with the condition that HOA agreement is finalized and filed for record with the County Clerk's office and said recording information is included on the plat prior to filing. The motion was seconded by Member Rosenberg and was approved unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM STEVE GRANT OF BB & G PROPERTIES, INC. FOR APPROVAL OF A ZONING CHANGE FROM INDUSTRIAL TO**

**MULTI-FAMILY – 2 FOR TRACT 46, J. B. ATWOOD SURVEY, ABSTRACT 19; LOCATED THE NORTHWEST CORNER OF OLD TYLER HWY AND SHORT ST, ALSO KNOWN AS PROPERTY ID R1759.**

Chairperson Craig opened the public hearing. Sloan gave an overview of the request. Letters of notification were sent to the nine surrounding property owners within 200 feet. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM STEVE GRANT OF BB & G PROPERTIES, INC. FOR APPROVAL OF A ZONING CHANGE FROM INDUSTRIAL TO MULTI-FAMILY – 2 FOR TRACT 46, J. B. ATWOOD SURVEY, ABSTRACT 19; LOCATED THE NORTHWEST CORNER OF OLD TYLER HWY AND SHORT ST, ALSO KNOWN AS PROPERTY ID R1759.**

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

**PUBLIC HEARING CONCERNING A REQUEST FROM AMIR ALI JAFRI FOR APPROVAL OF A ZONING CHANGE FROM COMMERCIAL TO SINGLE-FAMILY – 7 FOR LOT D, C. L. LOPER, T. PARMER SURVEY, ABSTRACT 782; LOCATED AT 206 W CAYUGA DR.**

Chairperson Craig opened the public hearing. Sloan gave an overview of the request. Letters of notification were sent to the eleven surrounding property owners within 200 feet. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM AMIR ALI JAFRI FOR APPROVAL OF A ZONING CHANGE FROM COMMERCIAL TO SINGLE-FAMILY – 7 FOR LOT D, C. L. LOPER, T. PARMER SURVEY, ABSTRACT 782; LOCATED AT 206 W CAYUGA DR.**

Member Peek made a motion to approve amendment. Vice Chairperson Schutt seconded the motion and it passed unanimously.

**PUBLIC HEARING CONCERNING A REQUEST FROM SCOTT BARRETT OF RED DOT CORPORATION FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 5 TO COMMERCIAL FOR LOTS 1, 3, 5, 7, 9 & 17A OF BLOCK 4 AND LOTS 2-15 OF BLOCK 5 OF WEST HYLANDS, T. PARMER SURVEY, ABSTRACT 782; LOCATED AT 1209 W CORSICANA ST, AND ALSO KNOWN AS PROPERTY IDS C2557, C2558, R81189, R81191, R81193, R81194, R81196 & C122818.**

Chairperson Craig opened the public hearing. Sloan gave an overview of the request. Letters of notification were sent to the twenty-one surrounding property owners within 200 feet. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM SCOTT BARRETT OF RED DOT CORPORATION FOR APPROVAL OF A ZONING CHANGE FROM SINGLE-FAMILY – 5 TO COMMERCIAL FOR LOTS 1, 3, 5, 7, 9 & 17A OF BLOCK 4 AND LOTS 2-15 OF BLOCK 5 OF WEST HYLANDS, T. PARMER SURVEY, ABSTRACT 782; LOCATED AT 1209 W CORSICANA ST, AND ALSO KNOWN AS PROPERTY IDS C2557, C2558, R81189, R81191, R81193, R81194, R81196 & C122818.**

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

**PUBLIC HEARING CONCERNING A REQUEST FROM ROGUE ARCHITECTS FOR APPROVAL OF SITE PLAN FOR MINOR AUTOMOTIVE REPAIR USE LOCATED IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT FOR LOT 7A OF ATHENS CENTER, R. A. CLARK SURVEY, ABSTRACT 171; LOCATED AT 1101 E TYLER ST. OWNER: SCC EAST TYLER ATHENS LLC**

Chairperson Craig opened the public hearing. Sloan gave an overview of the request. Letters of notification were sent to the nine surrounding property owners within 200 feet. Chairperson Craig closed the public hearing.

**DISCUSS/CONSIDER A REQUEST FROM ROGUE ARCHITECTS FOR APPROVAL OF SITE PLAN FOR MINOR AUTOMOTIVE REPAIR USE LOCATED IN THE PLANNED DEVELOPMENT – 1 ZONING DISTRICT FOR LOT 7A OF ATHENS CENTER, R. A. CLARK SURVEY, ABSTRACT 171; LOCATED AT 1101 E TYLER ST. OWNER: SCC EAST TYLER ATHENS LLC**

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

**ADJOURN**

The meeting was adjourned.

**PASSED AND APPROVED ON THIS THE 4<sup>th</sup> DAY OF APRIL 2022.**

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Chairman

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