

Dan Davis, Chairman
Edwina Miller
Bob Snow
Bill Fraser



Richard Farris, Jr.
Mary Cox
Alex Nemer, II

NOTICE OF MEETING
PLANNING AND ZONING COMMISSION AGENDA
Thursday, May 4, 2017 @ 1:30 PM
City Council Chambers
504 N. Queen Street, Palestine, Texas

CALL TO ORDER

APPROVAL OF MINUTES

1. Consider approval of the minutes of the March 16, 2017 regular meeting.

PUBLIC HEARINGS / ITEMS FOR CONSIDERATION

1. Conduct a public hearing, discuss and consider an amendment to Appendix A, Zoning, by adding a definition for an indoor gun range and designating zoning districts for the use of an indoor gun range.

Applicable codes: Appendix A, Zoning, Section 3.3 Uses Definitions and Section 4.6 Zoning Use Graphs. Case # ZA-17-01.

COMMISSION COMMENTS AND FUTURE AGENDA ITEMS

1. Discuss and receive input from staff concerning development, zoning, or other related items.

ADJOURN

Pursuant to Section 551.071 of the Texas Local Government Code, the Planning and Zoning Commission reserves the right to adjourn into a closed meeting at any time regarding any item on the agenda for which it is legally permissible.

The City of Palestine City Council Chambers is accessible in accordance with the Americans with Disabilities Act. Requests for accommodations or interpretive services must be made 48 hours prior to the meetings. Please contact the City Secretary at (903) 731-8414 for further information.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside bulletin board at the main entrance to City Hall, 504 North Queen Street, Palestine, Texas, on the following date and time:

Friday, April 28, 2017 at 5:00 pm



Jeffrey Lyons,
Development Services Director



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
MARCH 16, 2017**

The Planning and Zoning Commission convened in a regular meeting on March 16, 2017 at 1:30 pm in the City Hall Council Chambers at 504 N. Queen Street, Palestine Texas.

Members Present: Dan Davis, Chairman, Bob Snow, Bill Fraser, Richard Farris, Jr., Alex Nemer II, and Mary Cox

Staff Present: Jeffrey Lyons, Director of Development Services

CALL TO ORDER

Chairman Davis called the meeting to order at 1:35 p.m.

APPROVAL OF MINUTES

Commissioner Farris made a motion to approve the minutes of the January 5, 2017 meeting, seconded by Commissioner Fraser. Upon vote, the motion carried unanimously.

PUBLIC HEARINGS / ITEMS FOR CONSIDERATION

Agenda Item #1. Case LU-17-01.

Consider an amendment to the Comprehensive Plan and Future Land Use Map to change approximately 1.033 acres of land being Lots 5, 6, 7, and 8, Block 26 of the Lipsey Addition, from a Commercial designation to Core Neighborhood designation. The area proposed to be amended is generally located between the intersections of Sixth St., Seventh St., and Lipsey Avenue, on the South Side of Lipsey Avenue.

Development Services Director, Jeffrey Lyons gave a summary of the item to the Commission. He stated that the four lots that were proposed to be designated to Core Commercial were currently shown as Commercial on the Future Land Use Map. The request to amend the future land use map was prompted by the owner of the vacant lot at 105 Sixth Street who wanted to construct a residence at this location but was not zoned for single family uses. The owner was advised by Staff that rezoning a single lot would constitute as spot zoning and the City would request to rezone his lot and the three adjacent lots. Prior to a rezoning request, the Comprehensive Plan and Future Land Use Map would have to be amended to reflect a designation of Core Neighborhood.

The Commission discussed the request. Chairman Davis asked if the vacant lot where the new house was proposed to be constructed was being used for off-site parking by the adjacent business. Mr. Lyons stated that it was not. Commissioner Fraser asked if rezoning the lots from Commercial to Residential would cause any non-conforming issues. Mr. Lyons stated that the lots and current land uses would be in compliance with the residential zoning district standards.

At the conclusion of the discussion, Commissioner Fraser made a motion to approve the Comprehensive Plan and Future Land Use Map amendment, seconded by Commissioner Farris. Upon vote, the motion carried unanimously.

Agenda Item #2. Case LU-17-02.

Consider a zoning change from C-3, General Commercial District, to R-2, Single Family Detached, Medium Density, on the following properties:

- 107 Sixth Street, Lot 8, Block 26, Lipsey Addition
- 105 Sixth Street, Lot 6, Block 26, Lipsey Addition
- 106 Seventh Street, Lot 5, Block 26, Lipsey Addition
- 108 Seventh Street, Lot 7, Block 26, Lipsey Addition

The properties are generally located between the intersections of Sixth St., Seventh St., and Lipsey Avenue, on the South Side of Lipsey Avenue.

Commissioner Davis opened the public hearing for those wishing to speak in favor or in opposition of the request. With no one present to speak, the public hearing was closed. Commissioner Davis noted the letter of opposition returned by an adjacent property owner. Mr. Lyons provided a summary of the zoning change request and recommended that the Commission approve the zoning change due to the fact that the lots were currently being used as single family residential with the exception of the vacant lot. Commissioner Farris and Commissioner Cox stated that the zoning change would be advantageous to the property owners.

Upon the conclusion of the discussion, Commissioner Cox made a motion to approve the zoning change request, seconded by Commissioner Farris. Upon vote, the motion carried unanimously.

COMMISSION COMMENTS AND FUTURE AGENDA ITEMS

Staff updated the Commission on current and proposed development projects and the status of the zoning ordinance update.

ADJOURN

With no further business, the meeting was adjourned at 2:40 p.m.

Dan Davis, Chairman

Attest:
Jeffrey Lyons
Development Services Director