



MEETING MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING, OCTOBER 2, 2014

The Planning and Zoning Commission of the City of Palestine, Texas convened in a regular meeting on Thursday, October 2, 2014 at 1:30 p.m. in the City Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas.

Planning and Zoning Commissioners present:

Chairman Dan Davis

Commissioners: Mary Cox, Richard Farris, Jr., Edwina Miller, Alex Nemer II, Bob Snow.

Planning and Zoning Commissioners absent: Dennis Knox.

City Staff members present: Jeffrey Lyons, Development Services Director and Alene Leveston, Administrative Assistant.

CALL TO ORDER

Chairman Davis called the meeting to order at 1:34 p.m. A quorum was present.

APPROVAL OF MINUTES

Commissioner Snow made a motion to approve the minutes of the August 22, 2014 regular meeting as submitted. The motion was seconded by Commissioner Cox. Upon vote, the motion carried unanimously.

APPOINTMENT OF OFFICERS

Consider appointment of Chairman and Vice-Chairman

Commissioner Snow made a motion to reappoint Dan Davis as the Chairman and appoint Richard Farris, Jr. as Vice-Chairman, seconded by Commissioner Nemer. Upon vote, the motion carried unanimously.



PUBLIC HEARING/DISCUSSION AND ACTION ITEMS

Conduct a public hearing, discuss and consider amendments to Appendix A, Zoning pertaining to development standards for hotels. Mr. Alkesh Patel/Applicant

Chairman Davis opened the public hearing. Mr. Alex Patel spoke in favor stating concerns of the lack of conference space in the existing hotels. He stated that without regulating new hotel development such as requiring a minimum square footage for conference space, larger full-service hotels were unlikely to locate in Palestine. Tim Patel, Samir Patel, Mindy Perry and Breezy Lake-Wolfe also spoke in favor of the request. The public hearing was closed.

Discussion was held on the item. Commissioner Snow asked the applicant why the Hampton Inn did not provide a larger conference room. Mr. Patel stated that it would not be practical to renovate the existing conference room at the Hampton Inn. Commissioner Farris stated that he was concerned with regulating hotel development which would put an unnecessary cost burden on smaller hotel chains. Commissioner Miller made a motion to table this item and discuss it further in a work session, seconded by Commissioner Cox. The motion carried unanimously.

OTHER ITEMS

Staff updated the Commission on recent Council action regarding zoning changes.

ADJOURN

With no other business to come before the Commission, the meeting was adjourned at 2:25 p.m.

A handwritten signature in blue ink, appearing to read "Dan Davis", written over a horizontal line.

Dan Davis, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read "Alene Leveston", written over a horizontal line.

Alene Leveston, Development Services Administrative Assistant