



MEETING MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING, NOVEMBER 6, 2014

The Planning and Zoning Commission of the City of Palestine, Texas convened in a regular meeting on Thursday, November 6, 2014 at 1:32 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, Edwina Miller, Alex Nemer, II, James Warren.

Planning and Zoning Commissioners absent:

Commissioners: Richard Farris and Bob Snow.

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

CALL TO ORDER

Chairman Davis called the meeting to order at 1:32 p.m. A quorum was present.

APPROVAL OF MINUTES

Commissioner Miller made a motion to approve the minutes of the September 4, 2014 and the October 2, 2014 regular meeting as submitted. The motion was seconded by Commissioner Nemer. Upon vote, the motion carried unanimously.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

Discuss and consider amendments to Chapter 40 Development Section 40-15 Definitions and Article IX. Storm Drainage and Flood Control Standards. DCA-14-03 City of Palestine/Applicant

Public Works Director, Tim Perry presented the request including the need to revise the ordinance and re-format in order to make it more user friendly. Mr. Allen Ross with Schaumberg and Polk, Inc. discussed the specific amendments to the ordinance.



After discussion of this item Commissioner Miller made a motion to approve the amendments as presented, seconded by Commissioner Warren. Upon vote, the motion carried unanimously.

Discuss and set a public hearing date for a zoning change at 1101 N. Cedar Street being Tracts 3, 4B, 5B and 6, Block 862-2, Jacob Snively Survey A63.

Development Services Director, Jeffrey Lyons presented this item to the Commission. He discussed the current zoning of the property and the deadline, in which the city had to accept or reject the current bids received for the purchase of the property. The Commission discussed options to rezone the property to accommodate the proposed uses as indicated in the bids.

After discussion of this item Commissioner Nemer made a motion to rezone the property from residential to RPO, Restricted Professional Office and direct staff to place the item on the December 4, 2014 Planning and Zoning Commission meeting for a public hearing, seconded by Commissioner Miller. Upon vote, the motion carried unanimously.

Discuss and consider amendments to the Planning and Zoning Commission by-laws regarding alternative times for regular meetings

Development Services Director, Jeffrey Lyons stated that the Mayor is directing all Boards and Commissions to conduct any public meetings after normal working hours.

After discussion of this item Commissioner Nemer made a motion to change the meeting time from 1:30 p.m. to 6:30 p.m., effective January 1, 2015, seconded by Commissioner Miller. Upon vote, the motion carried unanimously.

MISCELLANEOUS DISCUSSION ITEMS

Development Services Director, Jeffrey Lyons updated the Commission on the status of current development projects and other items related to ordinances and development regulations.



ADJOURN

With no other business to come before the Commission, the meeting was adjourned at 3:30 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