



**MEETING MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING, DECEMBER 4, 2014**

The Planning and Zoning Commission of the City of Palestine, Texas convened in a regular meeting on Thursday, December 4, 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:

Commissioner: James Warren

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

CALL TO ORDER

Chairman Davis called the meeting to order at 1:30 p.m. A quorum was present.

APPROVAL OF MINUTES

Commissioner Miller made a motion to approve the minutes of the November 6, 2014 regular meeting as submitted, seconded by Commissioner Cox. Upon vote, the motion carried unanimously.

PUBLIC HEARINGS, ITEMS FOR DISCUSSION AND POSSIBLE ACTION

Conduct a public hearing and consider making a recommendation to City Council on a zoning change from R-2, Single Family Detached, Medium Density District, to RPO, Restricted Professional Office on Tracts 3, 4B, 5B and 6, Block 862-2 of the Jacob Snively Survey located at 1101 N. Cedar Street Case Z-14-09

Commissioner Davis opened the public hearing. George Cosseboom and Milton Conway spoke in favor of the zoning change. No one spoke in opposition. The public hearing was closed.

After discussion of this item Commissioner Snow made a motion to approve the rezoning and directed staff to counsel with the City Attorney to ascertain that this would not be considered "spot zoning", seconded by Commissioner Miller. Upon vote, the motion carried unanimously.



Conduct a public hearing and consider making a recommendation to City Council on the following amendments to the Palestine Zoning Ordinance:

- a) Appendix A, Zoning, Section 4.6 Zoning Use Graph adding "poultry processing" to the use graph and determining which zoning districts permit this use.
 - b) Appendix Z, Zoning, Section 3.3 Uses Definitions adding a definition for poultry processing.
- Case ZA-14-02**

Development Services Director, Jeffrey Lyons presented the request to the Commission and explained why the amendment was necessary in reference to the Sanderson Farms Processing Facility which was recently annexed into the city limits of Palestine.

After discussion of this item Commissioner Nemer made a motion to approve the staff recommendations by adding the use of "poultry processing" to appendix A, Zoning, Section 4.6 Zoning Use Graphs allowed only in the I-1 and I-2 Industrial Zoning Districts by specific use permit and add a definition for "poultry processing" to Appendix A, Zoning, Section 3.3 Uses Definitions as follows: Poultry processing: Establishments primarily engaged in the slaughtering of poultry and small game and/or preparing processed poultry and small game meat and meat products, seconded by Commissioner Farris. Upon vote, the motion carried unanimously.

MISCELLANEOUS DISCUSSION ITEMS

Development Services Director, Jeffrey Lyons updated the Commission on zoning and development issues.

ADJOURN

With no other business to come before the Commission, the meeting was adjourned at 2:15 p.m.

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

Dan Davis, Chairman

ATTEST:

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

Alene Leveston, Development Services Administrative Assistant