



PLANNING AND ZONING COMMISSION
 February 6, 2014 @ 1:30 p.m.
 City Hall Council Chambers
 504 N. Queen Street
 Palestine, Texas

MEETING MINUTES

Members present: Dan Davis, Mary Cox, Edwina Miller, Bob Snow, James Warren	Others in attendance: Jeffrey Lyons, Development Services Director & Alene Levoston, Secretary
Members absent: Richard Farris, Jr., Dennis Knox	

CALL TO ORDER
Meeting called to order at 1:30 p.m. by, Dan Davis Chairman. A quorum was present.

APPROVAL OF THE MINUTES		
Commission action: Approved the meeting minutes for December 5, 2013 as submitted.		
Motion: Cox	Second: Snow	Vote: Unanimous

PUBLIC HEARINGS AND ITEMS FOR DISCUSSION AND POSSIBLE ACTION	
Specific Use Permit Case: XZ-14-01	Applicant: David Parker
Conduct a public hearing, discuss and consider a preliminary and final zoning report for a specific use permit request submitted by David Parker with Palestine Transmission to operate an automotive repair facility located at 601 N. Church Street, generally located at the northwest corner of N. Church Street and E. Lacy Street.	
Public Comment: David Parker spoke in favor of this request. No one spoke in opposition.	
Staff Recommendation: Staff presented the item with the Commission and recommended approval as submitted.	
Commission Action: Motion by Commissioner Snow to approve, seconded by Commissioner Warren. The motion carried unanimously.	

ITEMS FOR DISCUSSION AND POSSIBLE ACTION	Subdivision Replat-Case P-14-01
Discuss and consider a residential replat submitted by Cody Brown combining Lots 11, 12, & 13 of the Twin Oaks Addition into one single lot being Lot 11-R. The property is located at 707 Alpine Street, at the northeast corner of the intersection of S. Loop 256 and Alpine Street.	
Public Comment: None	
Staff Recommendation: Staff presented the replat to the Commission and recommended approval.	
Commission Action: Motion by Commissioner Cox to approve, seconded by Commissioner Miller. The motion carried unanimously.	

Development Code Amendments	Case D-14-01
Discuss and consider an amendment to the location and maneuverability design standards for new commercial parking lots as found in Chapter 40, Development, Article XI., Section 40-281, (b), (3), e. and (c), (1), (6) and (7).	
Public Comment: None	
Staff Recommendation: Jeffrey Lyons and Tim Perry presented the amendments to the Commission and recommended approval.	

Commission Action: Motion by Commissioner Cox, seconded by Commissioner Miller. The motion carried unanimously.

MISCELLANEOUS

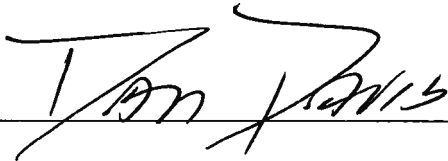
Training and schedule future work sessions regarding development matters as necessary. Staff advised the Commission that there will be training in Frisco, TX on October 15-18, 2014 and recommended that some of the members try to attend.

Update from Staff on the following items:

- a) Direction from the City Attorney on future amendments to the regulations for sexually oriented businesses. This item has been extended for six months.
- b) Status of the Comprehensive Land Use Plan update. Public hearings will be scheduled in the future to discuss this item.
- c) Expansion of the Central Business District zone.

ADJOURNMENT:

Commission Action: With no other business to come before the Commission, the meeting was adjourned at 1:50 p.m.



Dan Davis, Chairman



Alene Leveston, Secretary