



MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING, JULY 3, 2014

The Planning and Zoning Commission of the City of Palestine, Texas convened in a regular meeting on Thursday, July 3, 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 and Commissioners: Richard Farris, Jr., Bob Snow, and James Neel Warren.

Planning and Zoning Commissioners absent: Commissioners Mary Cox, Dennis Knox, and Edwina Miller.

City Staff members present: Jeffrey Lyons, Development Services Director

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

Commissioner Snow made a motion to approve the minutes of the June 5, 2014 regular meeting as submitted. The motion was seconded by Commissioner Warren. Upon vote, the motion carried unanimously.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

Case XZ-14-03.

Conduct a public hearing, discuss and consider a request for a specific use permit for the installation of a mobile home on property located at 1425 Mizell Street. This property is generally located approximately 220-feet north of the intersection of Mizell and Clay Street and is zoned R-3, Single Family Detached, High Density District.

Mr. Shane Ryan was present to speak in favor of this request. There was no one present to speak in opposition of this request. The public hearing was closed.

Staff presented the request to the Commission and recommended approval as submitted with the option to install any one of the four models submitted with the application.

After discussion of this item Commissioner Snow made a motion to approve this specific use permit request, seconded by Commissioner Warren. Upon vote, the motion carried unanimously.

Case Z-14-04.

Conduct a public hearing, discuss and consider request for a zoning change from R-3, single Family Detached, High Density District, to RE, Residential Estate District on a tract of land identified by the Anderson County Appraisal District Tax Records as Tract 1, block 881 of the J. Arthur Survey. The property is approximately 14.483 acres and is located at the northernmost end of Mizell Street on the west of the street.

Mr. Shane Ryan spoke in favor of this request. There was no one present to speak in opposition to this request. The public hearing was closed.

Staff presented the request to the Commission and discussion was held on the allowed uses in the Residential Estate zone compared to those in the R-3 zoning district.

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

#### **OTHER ITEMS**

Staff updated the Commission on the status of the Comprehensive Land Plan.

Staff updated the Commission on the upcoming projects in the city which include the new CVS pharmacy, the progress of Sanderson Farms, the cell tower at the Gateway Plaza, the department manual and several other expected projects.

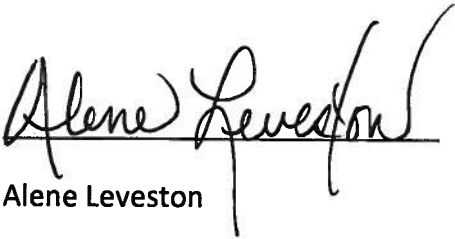
**ADJOURN**

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

A handwritten signature in black 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