



**MEETING MINUTES  
PLANNING AND ZONING COMMISSION  
July 2, 2015**

The Planning and Zoning Commission of the City of Palestine, Texas convened in a Regular Meeting on July 2, 2015 in the City Hall Council Chambers, 504 N. Queen Street, Palestine, Texas, with the following people present:

Names of Members Present: Bob Snow, Acting Chairman, Mary Cox, Edwina Miller, Alex Nemer, III

Absent: James Neel Warren, III, Dan Davis & Richard Farris

Other staff present: Jeffrey Lyons, Director of Development Services and Alene Leveston, Administrative Assistant

**CALL TO ORDER – REGULAR MEETING**

Acting Chairman Snow called the Regular Meeting to order at 1:37 p.m.

**APPROVAL OF THE MINUTES**

Consider the minutes of the May 7, 2015 regular meeting.

Commissioner Miller made a motion to approve the previous meeting minutes, seconded by Commissioner Nemer.

**REGULAR AGENDA**

Conduct a public hearing and consider making a recommendation to City Council on an application for a zoning change from MF-3, Multiple Family, High Density to C-3, General Retail Commercial on a 2.356 acre tract of land located on the west side of Old Elkhart Road approximately 200-feet south of the intersections of Old Elkhart Road and Village Street. Case XZ-15-05. Applicant Prudencio Velasquez.

Acting Chairman Snow opened the public hearing. Applicant Prudencio Velasquez spoke in favor of having the request and stated that he owned the property and intended on opening a tire shop at this location pending approval of the zoning change. James Young also spoke in favor of the request and relayed concerns to the Commission regarding drainage issues on property that he owned on the opposite side of Old Elkhart Road. 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 of the zoning change as submitted. Upon conclusion of the discussion, Commissioner Nemer made a motion to approve the zoning change seconded by Commissioner.

Conduct a public hearing and consider making a recommendation to City Council on an amendment to the comprehensive plan and the map by designating 7 acres out of a 22.8 acre tract described as Tract 3L, Block 1188 of the Edley Ewing Survey from Industrial to Core Neighborhood and to rezone said 7 acres from I-1, Light Industrial to R-1, Single Family Detached, Low Density District. The property is generally located on the south side

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of Old Tucker Trail approximately 400 feet south of the intersections of Old Tucker Trail and Brookhollow Drive. Case XZ-15-07. Applicant Cynthia Turman.

Acting Chairman Snow opened the public hearing. Applicant Cynthia Turman spoke in favor of the request and stated that she would like to sell the property as residential. No one spoke in opposition. The public hearing was closed.

Staff discussed the request with the Commission including the limitations of the flood plain and the access to a public street which would not support heavy industrial traffic. Staff also advised the Commission that prior to any recommendation to approve the zoning change, an amendment to the Comprehensive Plan and Map should be made changing the designation from Industrial to Core Neighborhood at this location.

Upon conclusion of the discussion, Commissioner Miller made a motion to approve the amendment to the comprehensive plan and map and the zoning change seconded by Commissioner Nemer. The motion carried unanimously.

**OTHER BUSINESS**

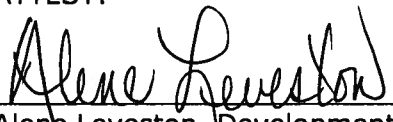
Jeffrey Lyons, Director of Development Services gave an update on the off street parking ordinance.

**ADJOURN**

With no other business to come before the Planning and Zoning Commission, the meeting was adjourned at 1:57 p.m.

  
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Bob Snow, Acting Chairman

ATTEST:

  
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Alene Leveston, Development Services  
Administrative Assistant