



**MEETING MINUTES
PLANNING AND ZONING COMMISSION
September 3, 2015**

The Planning and Zoning Commission of the City of Palestine, Texas convened in a Regular Meeting on September 3, 2015 in the City Hall Council Chambers, 504 N. Queen Street, Palestine, Texas, with the following people present:

Names of Members Present: Dan Davis, Chairman, Alex Nemer, III, Bob Snow, Richard Farris, and Edwina Miller
Absent: Mary Cox, James Neel Warren, III,

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

CALL TO ORDER – REGULAR MEETING

Chairman Davis called the Regular Meeting to order at 1:30 p.m.

APPROVAL OF THE MINUTES

Consider the minutes of the August 6, 2015 regular meeting.

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

REGULAR AGENDA

Conduct a public hearing and consider making a recommendation to the City Council on a zoning change request to rezone property from RPO, Restricted Professional Office to C-3, General Commercial District located at 1721 S. Sycamore Street being Lots 1A, 1B, and 1C, Block L of Yoakum and Hearne's Addition and generally located at the northwest corner of S. Sycamore Street and W. Gillespie Road. Applicant Jamie F. Myers. Case XZ-15-11

Chairman Davis opened the public hearing. Applicant Jamie F. Myers, who is the applicant for the zoning change and the owner of the property, spoke in favor stating that she would like to place a snow cone business on the vacant lot directly north of the existing dentist office. Mrs. Maurine Bigham, a property owner within 200 ft. of the zoning change stated that she was concerned that the zoning change application would include her property if approved. There was no one present to speak in opposition of this request. With no further speakers, the public hearing was closed.

Staff presented the request to the Commission and discussed the option to approve the zoning change request to a more restrictive commercial zone than requested. Staff recommended the C-2, Local Retail Commercial District which allows less commercial uses than the requested C-3, General Commercial District but would still allow offices of professional services and light commercial such as eating establishments. Commissioner Snow was concerned about the issue of spot zoning. Staff advised the Commission that if the zoning change included more than one lot, it would not be considered spot zoning and

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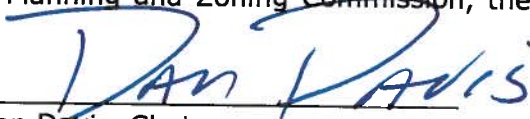
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PLANNING AND ZONING COMMISSION
September 3, 2015**

OTHER BUSINESS

Staff updated the Commission on previous Council action regarding zoning changes and development items.

ADJOURN

With no other business to come before the Planning and Zoning Commission, the meeting was adjourned at 2:40 p.m.



Dan Davis, Chairman

ATTEST:



Alehe Leveston, Development Services
Administrative Assistant

**Planning and Zoning Commission
September 3, 2015**

Mary Cox
Bob Snow
Edwina Miller
Dan Davis, Chairman



Richard Farris, Jr.
Neel James Warren III
Alex Nemer II

NOTICE OF MEETING
PLANNING AND ZONING COMMISSION AGENDA
Thursday, October 1, 2015 @ 1:30 PM
City Council Chambers
504 N. Queen Street, Palestine, Texas

CALL TO ORDER

APPROVAL OF THE MINUTES

1. Consider the minutes of the September 3, 2015 regular meeting.

REGULAR AGENDA

1. Conduct a public hearing and consider making a recommendation to the City Council on a zoning change application to rezone 21± acres on the north side of Murchison Street, approximately 1,100 feet to the west of N. Loop 256 from I-1, Light Industrial to R-2, Single Family Detached, Medium Density District. The 21 ± acres are part of a 31.60 acre tract recorded in Volume 1674, Page 87 of the Anderson County Deed Records. Case # XZ-15-12. Applicant Mr. Jeffrey Jons.

OTHER BUSINESS

1. Updates on zoning and development.

ADJOURN

NOTE: Pursuant to Section 551.071 of the Texas Local Government Code, the Planning and Zoning Commission reserves the right to adjourn into a closed meeting at any time regarding any item on the agenda for which it is legally permissible.

The City of Palestine City Council Chambers is accessible in accordance with the Americans with Disabilities Act. Reasonable accommodations will be provided for persons attending this meeting. Requests for accommodations or interpretive services must be made 48 hours prior to the meetings. Please contact the City Secretary at (903) 731-8414 for further information.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside bulletin board at the main entrance to City Hall, 504 North Queen Street, Palestine, Texas, on the following date and time:

September 28, 2015 at 10:00 a.m.


Jeffrey Lyons
Development Services Director