



**MEETING MINUTES
PLANNING AND ZONING COMMISSION
July 7, 2016**

The Planning and Zoning Commission convened in a regular meeting on July 7, 2016 at 1:30 pm in the City Hall Council Chambers at 504 N. Queen Street , Palestine Texas.

Members Present: Dan Davis, Chairman, Bob Snow, Bill Fraser, Edwina Miller, Richard Farris, Jr., and Alex Nemer II

Staff Present: Jeffrey Lyons, Director of Development Service

CALL TO ORDER

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

APPROVAL OF THE MINUTES

Commissioner Fraser made a motion to approve the minutes of the June 2, 2016 special meeting as submitted, seconded by Commissioner Fraser. Upon vote, the motion carried unanimously.

REGULAR AGENDA

Consider a zoning change request from R-2, Single Family Detached, Medium Density District to C-2, Local Retail Commercial located at 321 W. Palestine Avenue being Lot 4, Block 33 of the Green's North Hills Addition and generally located approximately 70-feet north of the intersections of W. Palestine Avenue and Tennessee Avenue on the east side of Tennessee Avenue.

Chairman Davis opened the public hearing for those wishing to speak in favor of the request. Applicant M. Mohiuddin spoke in favor of the request. He stated that his intentions were to demolish the existing convenience store and construct a new one on a portion of the property that was zoned for single family uses. No one spoke in opposition. The public hearing was closed.

Development Services Director, Jeffrey Lyons discussed the request and stated that the applicant had received a variance to allow the new store to be located closer to the rear property line than what the current setbacks allowed. Also, he stated that due to the additional parking needed for the retail spaces, the building could not be placed in the same location as the existing one and would have to be closer to the rear property line within the area of the property zoned for single family uses.

At the conclusion of the discussion, Commissioner Farris made a motion to approve the zoning change request, seconded by Commissioner Fraser. Upon vote, the motion carried unanimously.

COMMISSION COMMENTS AND FUTURE AGENDA ITEMS

Staff updated the Commission on current and proposed development projects and the status of the zoning ordinance update.



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ADJOURN

With no further business, the meeting was adjourned at 1:57 pm.

A handwritten signature in black ink that reads "Dan Davis". The signature is written over a horizontal line.

Dan Davis, Chairman

A handwritten signature in black ink that reads "Jeffrey Lyons". The signature is written over a horizontal line.

Attest:
Jeffrey Lyons
Development Services Director