



**MEETING MINUTES
PLANNING AND ZONING COMMISSION
August 18, 2016**

The Planning and Zoning Commission convened in a regular meeting on August 18, 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 Services

CALL TO ORDER

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

APPROVAL OF THE MINUTES

Commissioner Miller made a motion to approve the minutes of the July 7, 2016 special meeting as submitted, seconded by Commissioner Snow. Upon vote, the motion carried unanimously.

REGULAR AGENDA

Conduct a public hearing and consider a specific use permit to allow a church/place of worship at 2110 Court Drive. This property is zoned R-1, Single Family Detached, Low Density District and is generally located approximately 360-feet east of the intersections of Court Drive and Buttermilk Drive, on the south side of Court Drive.

Applicant Benjamin Embe spoke in favor of the request and stated that he purchased the property in order to relocate his church services after repairs to the building were complete. Larry Coker also spoke in favor of the request. Ms. Shelly Joyce spoke in opposition of the request citing traffic and parking concerns. With no further speakers, the public hearing was closed.

Chairman Davis opened the item for discussion. Development Services Director, Jeffrey Lyons, gave the Commission a summary of the request. Commissioner Farris stated that he was concerned about the lack of space in the existing building to accommodate an increase in membership. Building Official, Mark Miears stated that the maximum occupancy load of the building would be around 50 people. Commissioner Miller asked about the status of public water and sewer service. She also stated that a privacy fenced should be installed adjacent to the adjoining residence. Jeffrey Lyons stated that the building was serviced by a septic tank and community water. Commissioner Fraser asked about the condition of the building. Mark Miears stated that he had issued a stop-work order on all repairs until the specific use permit was approved. Chairman Davis and Commissioner Snow asked about the condition of the existing parking lot. Jeffrey Lyons and Mark Miears provided information on the parking lot including the current condition, how many parking spaces were available, and how much additional parking could be added. Commissioner Miller was concerned about water runoff onto the adjoining property if a new parking lot was added beside the building.

At the conclusion of the discussion, Commissioner Farris made a motion to table the item and requested that the applicant provide a site plan showing all improvements on the property and a layout of an additional parking lot to provide parking that met the requirements of the off-street parking ordinance, seconded by Commissioner Miller. Upon vote, the motion carried unanimously.



**MEETING MINUTES
PLANNING AND ZONING COMMISSION
August 18, 2016**

COMMISSION COMMENTS AND FUTURE AGENDA ITEMS

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

ADJOURN

With no further business, the meeting was adjourned at 2:40 p.m.

A handwritten signature in blue ink that reads "Dan Davis".

Dan Davis, Chairman

A handwritten signature in blue ink, appearing to read "Jeffrey Lyons".

Attest:
Jeffrey Lyons
Development Services Director