



**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MARCH 16, 2017**

The Planning and Zoning Commission convened in a regular meeting on March 16, 2017 at 1:30 pm in the City Hall Council Chambers at 504 N. Queen Street, Palestine Texas.

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

Staff Present: Jeffrey Lyons, Director of Development Services

**CALL TO ORDER**

Chairman Davis called the meeting to order at 1:35 p.m.

**APPROVAL OF MINUTES**

Commissioner Farris made a motion to approve the minutes of the January 5, 2017 meeting, seconded by Commissioner Fraser. Upon vote, the motion carried unanimously.

**PUBLIC HEARINGS / ITEMS FOR CONSIDERATION**

**Agenda Item #1. Case LU-17-01.**

Consider an amendment to the Comprehensive Plan and Future Land Use Map to change approximately 1.033 acres of land being Lots 5, 6, 7, and 8, Block 26 of the Lipsey Addition, from a Commercial designation to Core Neighborhood designation. The area proposed to be amended is generally located between the intersections of Sixth St., Seventh St., and Lipsey Avenue, on the South Side of Lipsey Avenue.

Development Services Director, Jeffrey Lyons gave a summary of the item to the Commission. He stated that the four lots that were proposed to be designated to Core Commercial were currently shown as Commercial on the Future Land Use Map. The request to amend the future land use map was prompted by the owner of the vacant lot at 105 Sixth Street who wanted to construct a residence at this location but was not zoned for single family uses. The owner was advised by Staff that rezoning a single lot would constitute as spot zoning and the City would request to rezone his lot and the three adjacent lots. Prior to a rezoning request, the Comprehensive Plan and Future Land Use Map would have to be amended to reflect a designation of Core Neighborhood.

The Commission discussed the request. Chairman Davis asked if the vacant lot where the new house was proposed to be constructed was being used for off-site parking by the adjacent business. Mr. Lyons stated that it was not. Commissioner Fraser asked if rezoning the lots from Commercial to Residential would cause any non-conforming issues. Mr. Lyons stated that the lots and current land uses would be in compliance with the residential zoning district standards.

At the conclusion of the discussion, Commissioner Fraser made a motion to approve the Comprehensive Plan and Future Land Use Map amendment, seconded by Commissioner Farris. Upon vote, the motion carried unanimously.

**Agenda Item #2. Case LU-17-02.**

Consider a zoning change from C-3, General Commercial District, to R-2, Single Family Detached, Medium Density, on the following properties:

- 107 Sixth Street, Lot 8, Block 26, Lipsey Addition
- 105 Sixth Street, Lot 6, Block 26, Lipsey Addition
- 106 Seventh Street, Lot 5, Block 26, Lipsey Addition
- 108 Seventh Street, Lot 7, Block 26, Lipsey Addition

The properties are generally located between the intersections of Sixth St., Seventh St., and Lipsey Avenue, on the South Side of Lipsey Avenue.

Commissioner Davis opened the public hearing for those wishing to speak in favor or in opposition of the request. With no one present to speak, the public hearing was closed. Commissioner Davis noted the letter of opposition returned by an adjacent property owner. Mr. Lyons provided a summary of the zoning change request and recommended that the Commission approve the zoning change due to the fact that the lots were currently being used as single family residential with the exception of the vacant lot. Commissioner Farris and Commissioner Cox stated that the zoning change would be advantageous to the property owners.

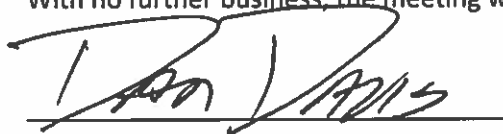
Upon the conclusion of the discussion, Commissioner Cox made a motion to approve the zoning change request, seconded by Commissioner Farris. Upon vote, the motion carried unanimously.

**COMMISSION COMMENTS AND FUTURE AGENDA ITEMS**

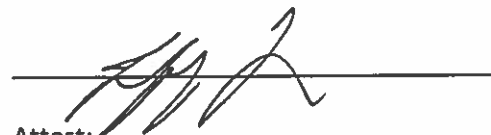
Staff updated the Commission on current and proposed development projects and the status of the zoning ordinance update.

**ADJOURN**

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



Dan Davis, Chairman



Attest:  
Jeffrey Lyons  
Development Services Director