

Minutes of the Planning and Zoning Commission Regular Meeting April 5, 2018

THE STATE OF TEXAS           §  
COUNTY OF ANDERSON       §  
CITY OF PALESTINE           §

The Planning and Zoning Commission convened in a Regular Meeting on Thursday, April 5, 2018 at 1:30 P.M. in City Council Chambers at 504 N. Queen Street, Palestine, Texas.

**CALL TO ORDER – REGULAR MEETING**

Vice-Chairman Farris, Jr. called meeting to order at 1:30 P.M.

Roll Call by Commissioner Farris with the following present:

Commissioners Bill Fraser, Rick Farris, Jr, Dr. Mary Cox, Alex Nemer II and Bob Snow

Absent: Dan Davis, Edwina Miller

Others present: Jeffrey Lyons, Director of Development Services

**CONFLICT OF INTERESTS DISCLOSURES**

None

**APPROVAL OF THE MINUTES**

Commissioner Fraser made a motion to approve the minutes of the February 1, 2018 meeting as presented, seconded by Commissioner Snow. Upon vote, the motion carried unanimously.

**PUBLIC HEARINGS / ITEMS FOR CONSIDERATION**

1. Conduct a public hearing and consider a variance to the minimum lot size to allow property located at the northeast corner of W. Kolstad Street and Esplanade Street to be subdivided into four lots measuring 30-foot wide by 66-feet deep where the minimum lot size requirements are 75-feet wide by 100-feet deep. The property is designated as Lot 1, Block G of Debard’s Addition.

Commissioner Farris opened the public hearing for those speaking in favor of the request. Mr. Howard Mosley, applicant and property owner, discussed his request and stated that he wanted to subdivide the lot into three separate lots which will face Esplanade Street. Each lot would measure 40-feet in width by 66-feet in length. Upon approval of the variance, Mr. Mosley stated that he would construct single family residences on each lot.

Development Services Director, Jeffrey Lyons provided report and recommended approval of the request. Mr. Lyons stated that the request was only for the subdivision of the lot and not the building setback encroachments. He also stated that the property was zoned for single-family uses and that multi-family residences were not allowed without a zoning change at this location.

At the conclusion of the discussion the public hearing was closed and Commissioner Farris called for questions or comments from the Commission.

Commissioner Fraser made a motion to recommend approval of the request for a variance. Commissioner Cox seconded and the following votes were cast.

In Favor:           Bill Fraser, Dr. Mary Cox, and Rick Farris, Jr.  
Against:           Alex Nemer II, Bob Snow

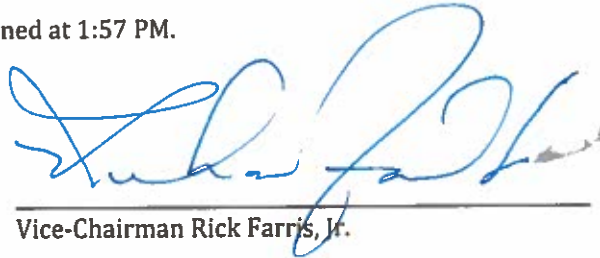
The motion carried.

**COMMISSION COMMENTS AND FUTURE AGENDA ITEMS**

Development Services Director, Jeffrey Lyons updated the Commission on the status of the zoning ordinance. He also stated that a request was made to amend the zoning ordinance to allow tattoo parlors as a permitted use in the Central Business District. The Commission chose not to hold a mid-month meeting on this request but to schedule it during the next regular meeting on May 3<sup>rd</sup>.

**ADJOURN**

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



Vice-Chairman Rick Farris, Jr.

ATTEST:



Jeffrey Lyons, Development Services Director

---