

Minutes of the Planning and Zoning Commission Regular Meeting July 13, 2018

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

The Planning and Zoning Commission convened in a Regular Meeting on Thursday, July 13, 2018 at 1:00 P.M. in City Council Chambers at 504 N. Queen Street, Palestine, Texas.

CALL TO ORDER – REGULAR MEETING

Chairman Davis called meeting to order at 1:00 P.M.

Roll Call by Commissioner Davis with the following present:
Commissioners Dr. Mary Cox, Dan Davis, Bill Fraser and Alex Nemer
Absent: Rick Farris, Jr, Edwina Miller, II Bob Snow

Others present: Jeffrey Lyons, Director of Development Services and Athena Petty, Development Services Administrative Assistant.

CONFLICT OF INTERESTS DISCLOSURES

None

APPROVAL OF THE MINUTES

Commissioner Fraser made a motion to approve the minutes of the June 7, 2018 meeting as presented, seconded by Commissioner Cox. Upon vote, the motion carried unanimously.

PUBLIC HEARINGS / ITEMS FOR CONSIDERATION

- 1) Conduct a public hearing and consider a specific use permit to allow propane sales and distribution on property zoned C-4, highway commercial located at 6010 N. Loop 256. Case Number XZ-18-02. Applicant W&J Propane Properties, LLC / Nelson Propane.

Chairman Davis opened the public hearing for those speaking in favor of Case XZ-18-02. Jeff Nelson, applicant, made a presentation to the Commission. Kelly Hughes, Fire Marshall, spoke in favor of the new equipment being installed. No one spoke in opposition. The public hearing was closed.

Development Services Director, Jeffrey Lyons provided a staff report and recommended approval of the specific use permit. Commissioner Frasier made a motion to recommend approval of the specific use permit, seconded by Commissioner Cox. Upon vote, the motion carried.

- 2) Conduct a public hearing and consider a specific use permit to allow a tattoo parlor on property zoned RPO, restricted professional office at 1010 N. Church Street. Case Number XZ-18-03. Applicant Kyle Williams.

Chairman Davis opened the public hearing for those speaking in favor of Case XZ-18-03. Kyle Williams, applicant, made a presentation to the Commission. No one spoke in opposition. The public hearing was closed.

Development Services Director, Jeffrey Lyons provided a staff report and recommended approval of the specific use permit. Commissioner Frasier made a motion to recommend approval, seconded by Commissioner Cox. Upon vote, the motion carried unanimously.

- 3) Conduct a public hearing and consider a change of zoning from I-1, general industrial to R-3, single family detached, high density district on Lot 1 of the Thomas Plumbing Addition being 2.163 acres located at the southeast corner of Academy Drive and Murchison Street. Case Number XZ-18-04. Applicant Alex Claymon.

Chairman Davis opened the public hearing for those speaking in favor of Case XZ-18-04. Alex Claymon, applicant, made a presentation to the Commission. No one spoke in opposition. The public hearing was closed.

Development Services Director, Jeffrey Lyons provided a staff report and recommended approval of the change of zoning. Commissioner Fraser asked what size the homes would be. Mr. Claymon stated that they would be around 1,300 square feet. Commissioner Cox made a motion to recommend approval of the zoning change request, seconded by Commissioner Frasier. Upon vote, the motion carried unanimously.

OTHER ITEMS

1. Discuss draft zoning ordinance.

The draft zoning ordinance was presented to the Planning Commission for review. Development Services Director, Jeffrey Lyons proved a summary of the ordinance including the recommendations of the Zoning Ordinance Steering Committee.

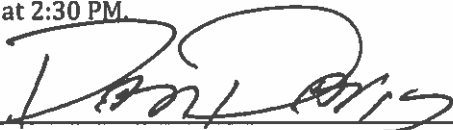
During review of the ordinance, the Planning Commission voted to make the following changes:

- a) Remove Section 39.3.4-8 Tree Preservation;
- b) Remove Section 39.3.5-1 Applicability #1, letter b and c;
- c) Remove Section 39.3.5-2 General Standards for Screening and Fencing;
- d) Remove Section 39.3.5-4 Outdoor Storage and Screening.

At the conclusion of the review, Chairman Davis requested that the Commissioners review the Land Use Chart and Definition for the next meeting scheduled for August 3rd at 1:00 p.m.

ADJOURN

With no further business, the meeting was adjourned at 2:30 PM.



Chairman Dan Davis

ATTEST:



Jeffrey Lyons, Development Services Director