

THE STATE OF TEXAS  
COUNTY OF ANDERSON  
CITY OF PALESTINE

The **Zoning Board of Adjustments and Appeals** met in regular session **Thursday, November 17, 2011** at **1:30 p.m.** in the City Hall Council Chambers, 504 North Queen Street, Palestine TX with the following members present:

KURT HERRINGTON	:	CHAIRMAN
MIKE DAVIS	:	COMMISSIONER
EDWINA MILLER	:	COMMISSIONER
BRICK PARSONS	:	COMMISSIONER
SHELLEY PRICE	:	COMMISSIONER
JEFFREY LYONS	:	CITY PLANNER
ALENE LEVESTON	:	SECRETARY

A quorum of the Zoning Board of Adjustments was present.

**A. CALL TO ORDER**

The meeting was called to **order** by the Chairman, Kurt Herrington.

**B. APPROVAL OF MINUTES**

1. Approval of the minutes for the September 8, 2011 meeting.

Commissioner Davis made a motion to **approve** the minutes of the last meeting, seconded by Commissioner Parsons. The motion carried unanimously.

**C. PUBLIC HEARING**

1. A public hearing regarding the following variances to Chapter 40, Article X Signs, Section 40-252, (2), c., ii, a and b located at 2320 and 2350 W. Oak Street being Lot 1 of the Gateway Travel Plaza Addition:
  - a. A variance to allow a monument sign for an integrated business development to exceed the maximum height of 12 feet by 68 feet for a total height of 80 feet.
  - b. A variance to allow three monument signs on a single structure for an integrated business development to exceed the maximum allowed sign area of 50 square feet as follows:
    - 119 square feet for a total of 169 square feet
    - 94.5 square feet for a total of 144.5 square feet
    - 18 square feet for a total of 68 square feet
  - c. A variance to allow a monument sign to encroach 13 feet into the required 25-foot interior side yard setback.
  - d. A variance to allow an additional monument sign on a single tract of land where only one is permitted.
  - e. A variance to allow an additional monument sign for an integrated business development to exceed the maximum height of 12 feet by 13 feet for a total height of 25 feet.Applicant Eastern Fuel Properties, LLC, Case Number ZBA 11-04

A public hearing regarding variances to Chapter 40, Article X Signs, Section 40-252, (2), c. ii, a and b: (a) To allow a monument sign for an integrated business development to exceed the maximum height of 12 feet by 68 feet for a total height of 80 feet, (b) to allow three monument signs on a single structure for an integrated business development to exceed the maximum allowed sign area of 50 square feet as follows: 119 sq. ft. for a total of 169 sq. ft., 94.5 sq. ft. for a total of 144.5 sq. ft., 18 sq. ft. for a total of 68 sq. ft., (c) a variance to allow a monument sign to encroach 13 feet into the required 25 foot

interior side yard setback, (d) variance to allow an additional monument sign on a single tract of land where only one is permitted. Eastern Fuel Properties, LLC/Applicant ZBA-11-04

Chairman Herrington opened the public hearing. Mr. Jackie Roberts spoke in favor of the variances, the public hearing was closed.

**D. ITEMS FOR DISCUSSION AND POSSIBLE ACITON**

1. Consider the following variances to Chapter 40, Article X Signs, Section 40-252, (2), c., ii, a and b located at 2320 and 2350 W. Oak Street being Lot 1 of the Gateway Travel Plaza Addition:

a. A variance to allow a monument sign for an integrated business development to exceed the maximum height of 12 feet by 68 feet for a total height of 80 feet.

After discussion of this item Commissioner Miller made a motion to **approve** this item, seconded by Commissioner Price. The motion carried unanimously.

b. A variance to allow three monument signs on a single structure for an integrated business development to exceed the maximum allowed sign area of 50 square feet as follows:

- 119 square feet for a total of 169 square feet
- 94.5 square feet for a total of 144.5 square feet
- 18 square feet for a total of 68 square feet

After discussion of this item Commissioner Parsons made a motion to **approve** this item, seconded by Commissioner Miller. The motion carried unanimously.

c. A variance to allow a monument sign to encroach 13 feet into the required 25-foot interior side yard setback.

After discussion of this item Commissioner Parsons made a motion to **approve** this item, seconded by Commissioner Miller. The motion carried unanimously.

d. A variance to allow an additional monument sign on a single tract of land where only one is permitted.

After discussion of this item Commissioner Miller made a motion to **approve** this item, seconded by Commissioner Parsons. The motion carried unanimously.

e. A variance to allow an additional monument sign for an integrated business development to exceed the maximum height of 12 feet by 13 feet for a total height of 25 feet. Applicant Eastern Fuel Properties, LLC, Case Number ZBA 11-04.

After discussion of this item Commissioner Miller made a motion to **approve** this item from the agenda, seconded by Commissioner Mike Davis. Commissioner Mike Davis also made a motion for city staff to update the Commission on the decision of the City Council regarding the sign ordinance, seconded by Commissioner Parsons. The motion carried unanimously.

**E. STAFF UPDATES REGARDING UPCOMING TRAINING**

Training for Parliamentary Procedures will be held on January 23, 2012 from 12:00 to 1:00 p.m.

**F. ADJOURN**

With no other business to come before the Commission, the meeting was **adjourned**.

  
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Kurt Herrington, Chairman