



Zoning Board of Adjustment and Appeals
 Special Meeting September 23, 2014 @ 1:30 pm
 City Hall Council Chambers
 504 N. Queen Street
 Palestine, Texas

MEETING MINUTES

Members present: John Bradley Hafner, Mike Davis, Brick Parsons, Zak Leslie and Barbara Jordan	Others in attendance: Jeffrey Lyons, Development Services Director
Members absent: Christie Scroggins and Shelley Price	

CALL TO ORDER
Meeting called to order at 1:35 pm by Brick Parsons. A quorum was present.

APPROVAL OF THE MINUTES		
Board action: Approved the meeting minutes for June 2, 2014 special meeting as submitted.		
Motion: Leslie	Second: Hafner	Vote: Unanimous

REGULAR AGENDA	
Case: ZBA-14-02	Applicant: Marjorie Braly
Agenda Item: Conduct a public hearing and consider a request to change a nonconforming use (hardware store) to another nonconforming use being a wrecker service at 1502 N. Jackson Street.	
Public Hearing: Commissioner Parsons opened the public hearing. Applicant Marjorie Braly spoke in favor of the request. Mr. Matthew Durrance who owns the wrecker company also spoke in favor of the request. Mr. Felipe Rangel spoke in opposition citing concerns of noise, lighting and increased traffic in the neighborhood that would be associated with allowing the wrecker service to operate at 1502 N. Jackson Street. With no further speakers, the public hearing was closed.	
Discussion: Development Services Director Jeffrey Lyons explained to the Board why the use of a wrecker service was not permitted at this location without approval of a change in non-conforming use. Mark Miears, Building Official also discussed building code requirements associated with operating the wrecker service at this location. He stated that a privacy fence would be required around any used for the outdoor storage of vehicles. Commissioner Leslie asked the applicant how many vehicles would be stored onsite. Mr. Durrance stated that the most at one time would be 20 to 25. Mr. Durrance also stated that he had no concerns with installing the privacy fence around the area used for outdoor storage. Commissioner Hafner asked the applicant how long the vehicles would be stored onsite. Mr. Durrance stated the vehicles would be onsite a maximum of 45 days and would not be listed for sale in the event that the owner(s) failed to retrieve them.	

Board Action:

Approved the request subject to a six-month review in the event that Staff receives complaints in relation to excess noise, light and traffic generated from the wrecker service.

Motion: Davis

Second: Leslie

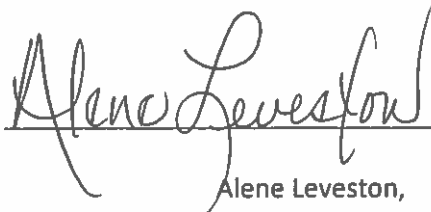
Vote: Unanimous

Adjournment

With no further business, the meeting was adjourned at 2:05 pm.



Mike Davis,
Chairman



Alene Leveston,
Administrative Assistant