



**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING MINUTES
November 22, 2016**

The Zoning Board of Adjustment and Appeals of the City of Palestine, Texas convened in a Special Meeting on Tuesday, November 22, 2016 in the City Hall Council Chambers, 504 N. Queen Street, Palestine, Texas.

CALL TO ORDER – REGULAR MEETING

Chairman Mike Davis called the meeting to order at 5:40 p.m.

ROLL CALL

Present for roll call were Chairman Mike Davis, Board members Brick Parsons and Christie Scroggins.

Other individuals present were Director of Development Services Jeffrey Lyons.

APPROVAL OF THE MINUTES

Board member Parsons motioned to approve the minutes of the August 16, 2016 special meeting as submitted. The motion was seconded by Board member Scroggins. Upon vote, the motion carried unanimously.

REGULAR AGENDA

Item #1. Case ZBA-16-06. Applicant Brad Hicks.

Conduct a public hearing and consider a request for variance to allow an accessory structure (carport) to have a zero setback from the side yard where the minimum required setback is 3-feet from the side yard property line at 123 Wynnwood Drive.

Chairman Davis opened the public hearing for those in favor of the request. The applicant for the request, Mr. Brad Hicks spoke in favor and stated that he was requesting the variance in order to place a carport on the west side of the existing residence which measured 15-feet wide by 30-feet long. Since there was only 30-feet between the edge of the house and the property line, the carport would have to be placed into the required side yard setback and would be located on the property line. Board member Parsons asked the applicant why he needed the carport. Mr. Hicks stated that it would be used to cover his boat and could not be any smaller than shown on the site plan due to the size of the boat. Chairman Davis asked if any notices were received in favor or in opposition to the request. Development Services Director, Jeffrey Lyons stated that none were received and added that since the property line where the carport would be located was adjacent to an undeveloped street right-of-way, the carport would not obstruct the visibility of traffic.

No one spoke in opposition to the request, the public hearing was closed.

No action was taken on the request since only three Board members were present at the meeting. Chairman Davis stated that the Board would call a special meeting on Monday, November 28, 2016 at 12:00 pm to consider the request.



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ADJOURN

With no other business, the meeting was adjourned at 5:53 p.m.

A handwritten signature in blue ink, appearing to read "Mike Davis", written over a horizontal line.

Mike Davis, Chairman

Attest:

A handwritten signature in black ink, appearing to read "Jeffrey Lyons", written over a horizontal line.

Jeffrey Lyons, Development Services Director