



**ZONING BOARD OF ADJUSTMENT AND APPEALS  
MEETING MINUTES  
June 18, 2015**

The Zoning Board of Adjustment and Appeals of the City of Palestine, Texas convened in a Regular Meeting on Thursday, June 18, 2015 in the City Hall Council Chambers, 504 N. Queen Street, Palestine, Texas.

**CALL TO ORDER – REGULAR MEETING**

Chairman Davis called the Regular Meeting to order at 6:00 p.m.

**ROLL CALL**

Present for roll call were Chairman Mike Davis, Board Members Barbara Jordan and Christie Scroggins.

Other individuals present were Director of Development Services Jeffrey Lyons.

**APPROVAL OF THE MINUTES**

Christie Scroggins made a motion to approve the minutes of the May 26, 2015 special meeting as submitted. The motion was seconded by Barbara Jordan, upon vote, the motion carried unanimously.

**REGULAR AGENDA**

Chairman Davis advised the citizens who were in attendance that the Board could discuss the variance requests but could not take action due to only three members being present at the meeting where four are required.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION.**

Conduct a public hearing and consider an application submitted by Mr. Anthony Ashford for a variance to Chapter 40 Development, Article V. Lot Standards, Section 40-137 to allow a carport to be located 17-feet into the required 25-foot front yard setback at 303 Ferguson Road. Case Number ZBA-15-02.

Mr. Anthony Ashford spoke in favor of the request as the applicant for the variance. Mr. Ashford stated that he wanted to put the carport in front of the house to cover his vehicles as the attached garage that was originally constructed with the house had been enclosed. No one spoke in opposition of the request, the public hearing was closed.

Staff discussed the request with the Board and advised the Board that none of the other residences nearby had carports located in the front yards.

Conduct a public hearing and consider an application submitted by Owen Palestine, L.P. for a variance to allow the individual sign letters on a wall sign for an integrated business development to exceed the maximum letter height of 24-inches for a total height of 66-inches at 2150 S. Loop 256. The property is generally located on the west side of Old Elkhart Road south of the intersections of Old Elkhart Road and S. Loop 256. Case Number ZBA-15-03.

Ms. Priscilla Davidson with Extreme Signs spoke in favor of the request as the applicant for the variance. Ms. Davidson explained to the Board the need for the larger signs for Hobby Lobby due to the distance of the multi-tenant building from the public street. No one spoke in opposition. The public hearing was closed.



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Staff discussed the request with the Board and stated that the requested size of the letters would be compatible with the size of the Tractor Supply and Anytime Fitness letters and recommended approval of the request.

**OTHER ITEMS**

Chairman Davis stated that the Board would hold a special meeting on Tuesday, June 23, 2015 at 5:30 pm to consider taking action on the variance requests.

**ADJOURN**

With no other business to come before Board, the meeting was adjourned at 6:25 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 "Alene Leveston", written over a horizontal line.

Alene Leveston, Development Services  
Administrative Assistant