



**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING MINUTES
August 16, 2016**

The Zoning Board of Adjustment and Appeals of the City of Palestine, Texas convened in a Special Meeting on Tuesday, August 16, 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 5:30 p.m.

ROLL CALL

Present for roll call were Chairman Mike Davis, Board members Barbara Jordan, Zac Leslie, 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 June 28, 2016 regular meeting as submitted. The motion was seconded by Board member Leslie. Upon vote, the motion carried unanimously.

REGULAR AGENDA

Conduct a public hearing and consider a variance to allow an accessory structure (new carport) to be located 10.6 feet from the front yard property line where the minimum setback is 30-feet at 116 Larkspur Lane.

Chairman Davis opened the public hearing for those in favor of the request. The applicant for the request, Mr. Richard Gleason spoke in favor stating that the garage was enclosed and that he needed a carport to protect his vehicle from the weather.

Mr. Virgil Fielden at 205 Larkspur spoke in opposition to the request stating concerns of visibility and potential decreases in surrounding property values. Ms. Janet Fielden at 205 Larkspur also spoke in opposition stating that the ordinances preventing carports from being constructed in front of a residence should be enforced. With no further speakers, the public hearing was closed.

Development Services Director, Jeffrey Lyons discussed the request. Board member Leslie asked if there were any other existing carports in the immediate area. Mr. Lyons stated that none were observed during a recent inspection. Chairman Davis asked if the carport could affect the surrounding property values. Board member Scroggins stated that she felt that the carport could have a negative effect on the property values.

With no further discussion, Board member Leslie motioned to approve the request. Seconded by Board member Parsons. Upon vote, the motion carried unanimously.