



**ZONING BOARD OF ADJUSTMENT AND APPEALS  
MEETING MINUTES  
April 26, 2016**

The Zoning Board of Adjustment and Appeals of the City of Palestine, Texas convened in a Regular Meeting on Tuesday, April 26, 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, Christie Scroggins, Zac Leslie, and Brick Parsons.

Other individuals present were Director of Development Services Jeffrey Lyons.

**APPROVAL OF THE MINUTES**

Barbara Jordan made a motion to approve the minutes of the July 28, 2015 regular meeting as submitted. The motion was seconded by Christie Scroggins, upon vote, the motion carried unanimously.

**REGULAR AGENDA**

Conduct a public hearing and consider a request for a variance from the rear yard setbacks in Section 4.7, Article 4 of the Palestine Zoning Ordinance in order to allow an expansion of the existing building to be located 24 feet and 6 inches into the required 50-foot rear yard setback at 1820 Crockett Road (O'Reilly Auto Parts). Case ZBA-16-01. Applicant O'Reilly Auto Enterprises, LLC.

Mike Davis opened the public hearing for those in favor of the request. Mr. Justin Petersburg with Esterly, Schneider & Associates, Inc. spoke in favor of the request on behalf of O'Reilly Auto Enterprises, LLC. Mr. Petersburg explained the request including the setback restrictions on the property and the fact that O'Reilly's needed additional room for inventory. Mr. Waylon Kelly, an adjacent property owner stated that he was not opposed to the expansion questioned how the slope of the ground would change between O'Reilly's building and the commercial building to the south. Mr. Petersburg stated that there would be no adverse effects on the adjoining properties. No one spoke in opposition, the public hearing was closed.

During discussion of the request, Development Services Director, Jeffrey Lyons stated that the expansion would not increase traffic onto the site and would allow more room for inventory in the existing building and recommended approval of the request.

At the conclusion of the discussion, Brick Parsons made a motion to approve the variance as submitted. The motion was seconded by Zak Leslie, upon vote, the motion carried unanimously.



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**ADJOURN**

With no other business to come before Board, the meeting was adjourned at 5:38 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