



**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING MINUTES
May 31, 2016**

The Zoning Board of Adjustment and Appeals of the City of Palestine, Texas convened in a Special Meeting on Tuesday, May 31, 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

Zak Leslie made a motion to approve the minutes of the April 26, 2016 regular meeting as submitted. The motion was seconded by Brick Parsons, upon vote, the motion carried unanimously.

REGULAR AGENDA

Conduct a public hearing and consider a request for variances to the required building setbacks for a new commercial building at 321 W. Palestine Ave. as follows:

1. Variance to allow a new commercial building (convenience store and retail spaces) to be located 7-feet from the rear property line. The minimum rear yard setback requirement is 50-feet.
2. Variance to allow a new commercial building (convenience store and retail spaces) to be located 5-feet and one inch from the side property line. The minimum side yard setback is 10-feet.

Case ZBA-16-02 / Applicant M. Mohiuddin.

Chairman Davis opened the public hearing for those in favor of the request. The applicant Mr. Mohiuddin spoke in favor and discussed his plans for demolishing the existing convenience store and reconstructing a new one that included retail spaces. Zak Leslie asked what the justification for the variance would be. Mr. Mohiuddin stated that due to the required parking in the front of the store and the location of the gas pump islands, the new building would have to be placed into the rear yard setbacks. Mr. Leslie also asked if there would be any visibility issues with the placement of the building for the residents on Tennessee Avenue. Director of Development Services Jeffrey Lyons stated that the street side yard setbacks would allow proper visibility along Tennessee Avenue. No one spoke in opposition to the request. With no further speakers, the public hearing was closed.

Jeffrey Lyons stated to the Board that 18 notices were mailed to surrounding property owners regarding the request and only one was returned in favor. Also, that there were no apparent concerns at this time for approving encroachment variances.



**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING MINUTES
May 31, 2016**

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

ADJOURN

With no other business to come before Board, the meeting was adjourned at 5:37 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