



**ZONING BOARD OF ADJUSTMENT AND APPEALS  
MEETING MINUTES  
June 28, 2016**

The Zoning Board of Adjustment and Appeals of the City of Palestine, Texas convened in a Regular Meeting on Tuesday, June 28, 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 5:32 p.m.

**ROLL CALL**

Present for roll call were Chairman Mike Davis, Board Members Barbara Jordan, 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 May 24, 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 variance to allow an additional pole sign to be located at 2217 S. Loop 256. Applicable code section: Chapter 40 Development, Article X. Signs, Section 40-253. Case ZBA-16-03. Applicant Bassam Ziada on behalf of Murphy Oil USA, Inc.

Chairman Davis opened the public hearing for those in favor of the request. The applicant Mr. Bassam Ziada spoke in favor of the request. He stated that Murphy Oil USA, Inc. who owns the property intends to demolish the existing gas attendant station including the gasoline pump islands and construct a new gas station at this location. Mr. Ziada also stated that Murphy Oil would like to construct a free-standing pole sign on the property but due to the existing pole sign for Wal-Mart Supercenter, the sign code prohibited the construction of an additional pole sign without a variance. With no further speakers, the public hearing was closed.

Chairman Davis opened the item for discussion. Brick Parsons asked what the height of the sign for Wal-Mart was. The applicant stated that the sign was 50-feet tall. Zak Leslie asked who owned the Wal-Mart Sign. The applicant stated that the sign was owned by Wal-Mart. Development Services Director Jeffrey Lyons stated that all adjacent businesses had free-standing pole signs and by approving the variance, it would allow Murphy Oil to have the same rights for advertising as those nearby businesses and recommended approval of the variance.

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.



**ZONING BOARD OF ADJUSTMENT AND APPEALS  
MEETING MINUTES  
June 28, 2016**

**ADJOURN**

With no other business, the meeting was adjourned at 5:40 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