

Mary Cox
Bob Snow
Edwina Miller
Dan Davis, Chairman



Richard Farris, Jr.
Dennis Knox
Alex Nemer II

NOTICE OF MEETING
PLANNING AND ZONING COMMISSION AGENDA

Thursday, October 2, 2014 @ 1:30 PM
City Council Chambers
504 N. Queen Street, Palestine, Texas

- A. **CALL TO ORDER**
- B. **APPROVAL OF THE MINUTES**
 - 1. Consider the minutes of the August 22, 2014 special meeting.
- C. **APPOINTMENT OF OFFICERS**
 - 1. Consider appointment of Chairman and Vice-Chairman.
- D. **PUBLIC HEARING / DISCUSSION AND ACTION ITEMS**
 - 1. Conduct a public hearing, discuss and consider amendments to Appendix A, Zoning pertaining to development standards for hotels. Applicant Mr. Alkesh Patel. Case ZA-14-03.
- E. **OTHER ITEMS**
 - 1. Update on Council action regarding previous zoning and development items.
- F. **ADJOURN**

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside bulletin board at the main entrance to City Hall, 504 North Queen Street, Palestine, Texas, on the following date and time:

September 29, 2014 at

12:30 p.m.

A handwritten signature in black ink, appearing to read "Jeffrey Lyons".

Jeffrey Lyons
Development Services Director

In compliance with the Americans with Disabilities Act, the City of Palestine will provide for reasonable accommodations for persons attending this meeting. Requests for accommodations or interpretive services must be made 48 hours prior to the meetings. Please contact the Development Services Department for further information at (903)731-8480.



MINUTES
PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF AUGUST 22, 2014

The Planning and Zoning Commission of the City of Palestine, Texas convened in a special meeting on Friday, August 22, 2014 at 1:30 p.m. in the City Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas.

Planning & Zoning Commissioners present: Chairman Dan Davis and Commissioners: Edwina Miller, Mary Cox, and Bob Snow.

Planning & Zoning Commissioners absent: Commissioners Dennis Knox, Richard Farris, Jr.

City Staff members present: Jeffrey Lyons Development Services Director and Alene Leveston, Secretary.

CALL TO ORDER

Chairman Davis called the meeting to order at 1:35 p.m. A quorum was present.

REGULAR AGENDA

Comprehensive Land Use Plan update.

Conduct a public hearing, discuss and consider the updated Comprehensive Land Use Plan and Future Land Use Map.

Chairman Davis opened the public hearing. No one spoke in favor or in opposition of the item. The public hearing was closed.

Mr. Alan Klein and Mr. Jack Rainwater with the University of Texas at Arlington, School of Urban Affairs presented the final version of the updated comprehensive land use plan.

At the conclusion of the presentation, the Commission discussed several parts of the plan. Commissioner Miller requested that the comp. plan distinguish the differences between the Old Town residential area and the Old Town commercial area. Commissioner Miller also requested that the accommodations at the city parks were properly identified. Commissioner Davis asked how the information was obtained regarding the income and education for the City of Palestine. Mr. Klein stated that Census tracts and blocks were used to compile the statistics. Commissioner Cox asked how the plan would address community involvement with matters such as property maintenance and neighborhood pride.

Upon the conclusion of the discussion, Commissioner Cox motioned to approve the comp. plan to include revisions to the city park amenities and renaming Old Town to Old Town Commercial which refers to the area between E. Crawford Street and Avenue A, seconded by Commissioner Miller. Upon vote, the motion passed unanimously.



ADJOURNMENT

With no other business to come before the Commission, the meeting was adjourned at 2:15 p.m.

Dan Davis, Chairman

ATTEST:

Alene Leveston, Secretary

**Planning and Zoning Commission
City of Palestine, Texas
Agenda Action Form**

AGENDA DATE:	October 2, 2014	AGENDA ITEM	ZA-14-03
AGENDA SUBJECT:	Conduct a public hearing, discuss and consider zoning ordinance text amendments that include additional development and design requirements for new hotels.		
PREPARED BY:	Jeffrey Lyons	Date Submitted:	August 1, 2014
EXHIBITS:	Zoning text amendment application and proposed development and design standards for new hotels.		
BUDGETARY IMPACT:	Required Expenditure:		\$00.00
	Amount Budgeted:		\$00.00
	Appropriation Required:		\$00.00
CITY MANAGER APPROVAL:			

SUMMARY:	<p>Mr. Alkesh Patel has submitted a request to amend the zoning ordinance to include additional development and design standards for new hotels within the City of Palestine. According to the application, the applicant has stated that the additional design standards would eliminate the new construction of smaller hotels without conference rooms, restaurants, and those where each room is accessed by an external hallway. The new design standards would also require that the exterior walls be constructed of a minimum of 75% masonry.</p> <p>Currently, the zoning ordinance does not require any design standards for the construction of new hotels as shown in the proposed standards that were included with the application. New hotels and motels are permitted by right in the C-3, General Retail Commercial, C-4, Highway Commercial, and Central Business District zoning districts. If the proposed regulations are ultimately adopted, existing hotels or motels that do not meet these standards would effectively become legally non-conforming and would have to be reconstructed to the new development standards under the non-conforming section in the zoning ordinance.</p> <p>The proposed development regulations for new hotels were obtained from the City of Allen. After researching this, these regulations seem consistent with larger cities that have excluded the older types of hotels where each room is accessed from an exterior hallway and require a minimum percentage of masonry on the exterior walls. These regulations are purely "aesthetic" and are separate from the permitted locations of new hotels in cities that have chose to adopt the additional development regulations.</p> <p>The Commission heard a presentation from the applicant Mr. Alex Patel, during the August 7th Planning Commission meeting and tabled the request pending the submittal of more information on the proposed amendments. According to Mr. Patel, several hotel owners will attend the October 2nd meeting requesting that the Commission recommend the amendments.</p>
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RECOMMENDED ACTION:

1. Conduct a public hearing on the request.
2. Consider the arguments for the additional development and design standards for new hotels.
3. Recommend approval or denial of the request. The Commission could also consider modifying the proposed standards potentially removing any regulation that may pose an unnecessary burden on any new hotel development.





CITY OF PALESTINE
504 North Queen Street
Palestine, Texas 75801
903-731-8480

PETITION FOR ZONING ORDINANCE TEXT AMENDMENT
PALESTINE CODE OF ORDINANCES-APPENDIX A ZONING

I. PETITIONER INFORMATION

- 1. Name of Petitioner: ALKESH PATEL
- 2. Address of Petitioner: 2700 SOUTH LOOP 256
 City: PALESTINE State: TEXAS Zip: 75801
- 3. Phone: 903-625-0827
- 4. Email: ALKESH.PATEL@HILTON.COM

II. ZONING TEXT AMENDMENT INFORMATION

- 1. List the specific section of the zoning ordinance sought to be amended.
n/a - Nothing available in current ordinances
- 2. Describe the existing regulations or requirements to be repealed.
n/a - nothing existing available
- 3. What are the proposed text amendments?
Please See the Attached.



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PETITION FOR ZONING ORDINANCE TEXT AMENDMENT
PALESTINE CODE OF ORDINANCES-APPENDIX A ZONING

4. State the reasons for the text amendments.

Design standards to help with beautification and aesthetics of Palestine,

for future development. The new standards will be pleasing and compliment

the surround commercial businesses. Will help in the process of bringing
larger, modern, and advanced hotels that can accommodate large groups

of people. Essentially creating conference hotels to bring in more tourism,

more conventions and conferences.

A handwritten signature in black ink, appearing to read "Atlet Hill", written over a horizontal line.

Petitioner Signature

Section (to be named)

Hotels shall be subject to the following additional use and development regulations:

a. *Building design.*

i. *Accessibility.* A guest room shall be accessible only from an internal hallway while is accessible primarily from a central lobby area contained within the hotel.

ii. *Exterior walls.* Exterior walls, regardless of the number of stories (excluding doors, windows and window units) shall be composed of:

a) At least 75 percent primary masonry materials such as brick, stone, hand-laid tile (laid unit-by-unit), or veneer of such materials having the appearance of hand-laid units;

b) Not more than 25 percent secondary masonry, materials that is exterior insulation and finish systems composed of natural aggregates and synthetic binders having a minimum applied thickness of 0.75 inches, exposed aggregate, glass block or decorative concrete masonry units other than flat-gray block; and

c) Not more than ten percent non-masonry materials.

b. *Site facilities.*

i. *Number of rooms.* 1. A minimum room count of 130 rooms; and

2. Each guestroom shall have a minimum area of 380 square feet

ii. *Meeting rooms.* A minimum of 5,000 square feet of meeting or conference room space

iii. *Swimming pool.* A swimming pool with a minimum area of 1,000 square feet

iiii. *Restaurant.* A full service restaurant with full kitchen facilities and which provides service to the general public shall be required.