



ZONING BOARD OF ADJUSTMENT AND APPEALS

Thursday, November 17, 2011 @ 1:30 p.m.

City Council Chambers

504 North Queen Street

Palestine, Texas

All agenda items are subject to action.

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. Approval of the minutes for the September 8, 2011 meeting.

C. PUBLIC HEARING

1. A public hearing regarding the following variances to Chapter 40, Article X Signs, Section 40-252, (2), c., ii, a and b located at 2320 and 2350 W. Oak Street being Lot 1 of the Gateway Travel Plaza Addition:
 - a. A variance to allow a monument sign for an integrated business development to exceed the maximum height of 12 feet by 68 feet for a total height of 80 feet.
 - b. A variance to allow three monument signs on a single structure for an integrated business development to exceed the maximum allowed sign area of 50 square feet as follows:
 - 119 square feet for a total of 169 square feet
 - 94.5 square feet for a total of 144.5 square feet
 - 18 square feet for a total of 68 square feet
 - c. A variance to allow a monument sign to encroach 13 feet into the required 25-foot interior side yard setback.
 - d. A variance to allow an additional monument sign on a single tract of land where only one is permitted.
 - e. A variance to allow an additional monument sign for an integrated business development to exceed the maximum height of 12 feet by 13 feet for a total height of 25 feet.
Applicant Eastern Fuel Properties, LLC, Case Number ZBA 11-04.

D. ITEMS FOR DISCUSSION AND POSSIBLE ACITON

1. Consider the following variances to Chapter 40, Article X Signs, Section 40-252, (2), c., ii, a and b located at 2320 and 2350 W. Oak Street being Lot 1 of the Gateway Travel Plaza Addition:
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Mike Davis
Edwina Miller
Brick P. Parsons



Shelley Price
Kurt Herrington

E. STAFF UPDATES REGARDING UPCOMING TRAINING

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:

Nov. 10, 2011 @ 4:00pm Alexis Lewiston

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 Building Inspection Department for further information at (903)731-8417.