

THE STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Planning and Zoning Commission of the City of Palestine convened in a Regular Meeting on Thursday, May 4, 2023, at 1:30 p.m., in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present: Chairman Dan Davis; Commissioners Kristy Wages, Adam Armstrong, and Alex Nemer.

Staff present: Interim Development Services Director Kevin Olson, Planning Tech Susan Davis, and City Secretary April Jackson.

Commissioners Greg Lindsey, Jennifer Thomason, and Grizelda Castillo were absent.

CALL TO ORDER

With a quorum present, Chairman Davis called the meeting to order at 1:37 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

Commissioner Nemer made a motion, seconded by Commissioner Wages, to move Item E after Item G. Upon vote, the motion was approved 4-0.

PUBLIC COMMENTS

No public comments were made.

CONFLICT OF INTEREST DISCLOSURES

There were none.

DIRECTORS REPORT

Planning Tech Susan Davis presented information concerning Planning and Zoning Commissioner training available through the city subscription to Planetizen. After discussion it was recommended that the Commissioners view the Ethics 101 and Constitutional Limitation courses.

APPROVAL OF MINUTES

Commissioner Castillo made a motion, seconded by Commissioner Armstrong to approve minutes from April 6, 2023, meeting as presented. Upon vote, the motion carried unanimously 4-0.

PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS

1. Public hearing and discussion to consider a specific use permit for a public athletic facility or field on Gillespie Road as follows: A0004 JOHN ARTHUR, BLOCK 882, TRACT 45 & 47; A0004 JOHN ARTHUR, BLOCK 882, TRACT 46; YOKUM & HEARN, BLOCK K, LOT 4, 5, AND 6; YOKUM & HEARN, BLOCK M, LOT 4 AND TRACT A; and YOKUM & HEARN, BLOCK N, LOT 1A, 1B, 2, AND 3. (Applicant: Allan Marquez)

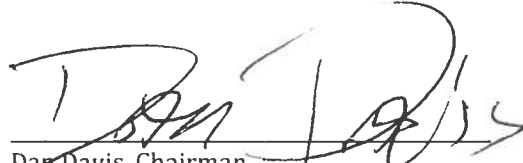
Chairman Davis opened the public hearing at 1:43 p.m. Planning Tech Susan Davis reported that of the thirty-four notices sent to the property owners, three property owners were in favor, and four were opposed. Allan Marquez provided information concerning the soccer complex, specifically that the initial construction will include one field with plans to build around the field in the future, and the hours of operation of 2:00 pm until 12:00 am depending on the length of games. Blanche Broyles spoke in opposition and stated concerns regarding parking. Yolanda Deleon and Eduardo Rubalcaba provided comment forms in opposition during the hearing but stated that they are not necessarily opposed but request fencing between their properties and the facility. Commissioner Nemer presented questions concerning the number of people expected at the events, security problems, and discussed the need to plan for recreation. Chairman Davis presented questions concerning parking. Chairman Davis closed the public hearing at 2:07 p.m.

Commissioner Wages made a motion, seconded by Commissioner Nemer to table the item until a detailed site plan showing landscaping, fencing, ingress and egress, and future development plans are presented. Upon vote, the motion carried 4-0.

ADJOURN

With no other business to come before the Commission, Commissioner Nemer made a motion, seconded by Commissioner Wages, to adjourn the meeting at 2:26 p.m. Motion carried 4-0.

PASSED AND APPROVED THIS 1st DAY OF JUNE 2023.


Dan Davis, Chairman

ATTEST:


Susan Davis, Planning Tech