

Dan Davis, Chair  
William L. Fraser, Commissioner  
Kristy Wages, Commissioner  
Adam Armstrong, Commissioner  
Jennifer Thomason, Commissioner  
Grizelda Castillo, Commissioner  
Alex Nemer II, Commissioner



Cassey Edwards,  
Planning Tech/HPO  
Mark Miears, Building Official

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
March 3, 2022  
1:30 p.m.  
City Council Chambers  
504 N. Queen Street  
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/81029092219?pwd=TjFzQnAwNloyV2Q0UDh2L201WWxaQT09>

Meeting ID: 810 2909 2219

Passcode: 047485

One tap mobile

+13462487799,,81029092219#,,,,\*047485# US

Note: when you are joining a Zoom meeting by phone, you can use your phone's dial pad to enter the commands \*6 for toggling mute/unmute and \*9 to "raise your hand." [Learn more here.](#)

Follow us live at: [facebook.com/palestinety/](https://www.facebook.com/palestinety/)

**A. CALL TO ORDER**

**B. PROPOSED CHANGES OF AGENDA ITEMS**

**C. PUBLIC COMMENTS**

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so during this section of the agenda. All comments must be no more than five minutes in length. Any comments regarding items, not on the posted agenda may not be discussed or responded to by the Commissioners. Members of the public may join via Zoom or in person.

**D. CONFLICT OF INTEREST DISCLOSURES**

**E. APPROVAL OF MINUTES**

1. Consider approval of minutes for January 06, 2022, meeting.

**F. PUBLIC HEARINGS / DISCUSSION AND ACTION ITEMS**

1. Public hearing and discussion to consider a Specific Use Permit for a manufactured home at 1101 S. Jackson St. Cassey Edwards, Planning Tech/HPO

**G. COMMISSION COMMENTS AND FUTURE AGENDA ITEMS**

The Commission may discuss and receive input from Staff concerning the status of current and proposed development projects, zoning and development code items, and other relevant information.

**H. ADJOURNMENT**

I certify that the above Notice of Meeting was posted on the outdoor bulletin board at the main entrance to City Hall, 504 N. Queen Street, Palestine, Texas, in compliance with Chapter 551 of the Texas Government Code on **Monday, February 28, 2022, at 12:15 p.m.**

A handwritten signature in blue ink that reads "April Jackson". The signature is written in a cursive style and is positioned above a horizontal line.

April Jackson, City Secretary

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS IN NEED OF SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, CONTACT THE CITY SECRETARY'S OFFICE VIA EMAIL AT [citysecretary@palestine-tx.org](mailto:citysecretary@palestine-tx.org) or 903-731-8414.



Agenda Date: 03/03/2022  
To: Planning and Zoning Commission  
From: Cassey Edwards, Planning/HPO  
Agenda Item: Consider Approval of Minutes  
Date Submitted: 02/28/2022

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**SUMMARY:**

Consider the approval of minutes for January 6, 2022.

**RECOMMENDED ACTION:**

Staff recommend the approval of minutes for January 6, 2022.

**CITY MANAGER APPROVAL:**

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**Attachments**

Planning and Zoning January 6 2022  
Minutes

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, January 6, 2022, 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, William Fraser, Kristy Wages, Adam Armstrong, Grizelda Castillo, Jennifer Thomason, and Alex Nemer.

Staff present: Building Official Mark Miears, Planning Technician Cassey Edwards, and City Secretary April Jackson.

No commissioners were absent.

#### **CALL TO ORDER**

With a quorum present, Chairman Davis called the meeting to order at 1:30 p.m.

#### **PROPOSED CHANGES OF AGENDA ITEMS**

Mark Miears proposed changes to the agenda items. Proposal was to move the second item of Public Hearings, the rezoning of A0020 Ewing Edley, Block 1188 Tract 3 and 3N, Block 1186 Tract 1; and A0238 John Delap, Block 1187 Tract 4 from highway commercial(HC) and mixed use neighborhood (MUN) to mixed residential (MR); allowing for manufacture homes by specific use permit, before the discussion and possible action regarding the appointment of the Planning and Zoning Commission Chair and Vice Chair.

Commissioner Nemer made a motion, seconded by Commissioner Fraser to approve the changes to the agenda. Upon vote motion carried unanimously 7-0.

#### **PUBLIC COMMENTS**

#### **CONFLICT OF INTEREST DISCLOSURES**

There were none.

#### **APPROVAL OF MINUTES**

Commissioner Nemer made a motion, seconded by Commissioner Fraser to approve minutes from December 02, 2021, meeting as presented. Upon vote, motion carried unanimously 7-0.

#### **PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS**

1. Discussion and possible action regarding Zoning Change of A0020 Ewing Edley, Block 1188 Tract 3 and 3N, Block 1186 Tract 1; and A0238 John Delap, Block 1187 Tract 4 from highway commercial(HC) and mixed use neighborhood (MUN) to mixed residential (MR); allowing for manufacture homes by specific use permit.

Chairman Davis opened the public hearing at 1:35 p.m. Building Official Mark Miears reported that from the 14 notices to the property owners, 1 property were in favor and 2 were opposed. A letter from Council Member District 4, Dustin Frazier, was opposed to the zoning change. Applicant Willie Hibbard discussed the zoning change request for A0020 Ewing Edley, Block 1188 Tract 3 and 3N, Block 1186 Tract 1; and A0238 John Delap, Block 1187 Tract 4 to be used for the possible placement of manufactured homes with a specific use permit. Chairman Davis closed the public hearing at 2:25 p.m.

Commissioner Fraser made a motion that the application be approved, seconded by Commissioner Nemer. Under discussion of the definition of Manufacture and Modular homes Commission Fraser made the motion to retract his motion for approval and was seconded by Commissioner Nemer

Commissioner Fraser made a motion that the application be denied, seconded by Commissioner Nemer. Upon vote, motion carried 4-2. Commissioner Fraser, Wages, Thomason, and Nemer voted YAY; Commissioner Castillo and Armstrong voted NAY.

Commissioner Fraser made a motion to retain Commissioner Dan Davis as Chair, Commissioner Wages seconded the motion. Upon vote, motion carried 7-0.

Commissioner Davis made a motion to nominate Commissioner William Fraser as Vice Chair, Commissioner Thomason seconded the motion. Upon vote, motion carried 7-0.

**COMMISSION COMMENTS AND FUTURE AGENDA ITEMS**

There were none.

**ADJOURN**

With no other business to come before the Commission, Commissioner Davis made a motion, seconded by Commissioner Thomason to adjourn the meeting at 2:43 p.m.

PASSED AND APPROVED THIS 3<sup>RD</sup> DAY OF MARCH 2022.

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Dan Davis, Chairman

ATTEST:

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Cassey Edwards, Planning Tech/ HPO

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

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#### **PUBLIC COMMENTS**

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#### **APPROVAL OF MINUTES**

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Dan Davis, Chairman

ATTEST:

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Cassey Edwards, Planning Tech/ HPO



Agenda Date: 03/03/2022  
To: Planning and Zoning Commission  
From: Cassey Edwards, Planning/HPO  
Agenda Item: Consider a Specific Use Permit for 1101 S Jackson St.  
Date Submitted: 02/28/2022

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**SUMMARY:**

Consider a Specific Use Permit for 1101 S Jackson St. Block 13 Lot 25, 27, 28, 29, 30. A specific use permit is being requested by CMH Homes Inc. for the placement of a new manufactured home at 1101 S Jackson St.

**RECOMMENDED ACTION:**

Staff is open to discussion and consideration of the requested specific use permit.

**CITY MANAGER APPROVAL:**

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**Attachments**

1101 S Jackson





## SPECIFIC USE PERMIT APPLICATION

### APPLICANT INFORMATION

Applicant Name: CMH Homes Inc.  
Address: 4610 W Oak St.  
City: Palestine State: TX Zip: 75801  
Phone Number: 903727 Email: tlc1090@claytonhomes.com Fax: \_\_\_\_\_

### PROPERTY DESCRIPTION

Address (if available): 1101 S Jackson St  
Subdivision: \_\_\_\_\_ Lot: 25, 27, 28, 30 Block: 13  
Anderson County Appraisal District Block Map # \_\_\_\_\_ Tract #: \_\_\_\_\_  
Existing Deed Restrictions: ☐ Yes (Attach a copy with the application) ☒ No  
Proposed Deed Restrictions: ☐ Yes (Attach a copy with the application) ☒ No

### PRESENT USE OF PROPERTY

Describe how the property is currently being used: vacant.

### PROPOSED USE OF PROPERTY

Describe the proposed use of the property (be specific):  
New manufactured home

Attach additional sheets if necessary including any surveys or drawings that will show the proposed improvements on the property.











