

Dan Davis, Chair
Alex Nemer II, Vice-Chair
Greg Lindsey, Commissioner
Kristy Wages, Commissioner
Adam Armstrong, Commissioner
Jennifer Thomason, Commissioner
Grizelda Castillo, Commissioner

Kevin Olson,
Interim Dev. Services Director
Susan Davis,
Planning Tech/HPO



**NOTICE OF MEETING
PLANNING AND ZONING
COMMISSION
November 2, 2023
1:30 p.m.
City Council Chambers
504 N. Queen Street
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/87222587511?pwd=YkJKWk25UY0hEOFIHZZl6OVlrMmcrZz09>

Meeting ID: 872 2258 7511
Passcode: 427609

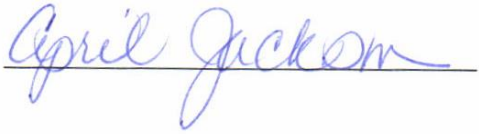
One tap mobile
+13462487799,,87222587511#,,, *427609# US

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 from the October 5, 2023, meeting.
- F. **PUBLIC HEARINGS / DISCUSSION AND ACTION ITEMS**
 - 1. Public hearing and discussion to consider a Specific Use Permit for placement of a fourplex at the corner of N. Fowler Street and E. Camden Street.
- G. **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, October 30, 2023, at 12:00 p.m.**



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 or 903-731-8414.



Agenda Date: 11/02/2023
To: Planning and Zoning Commission
From: Susan Davis, Planning Technician
Agenda Item: Consider Approval of Minutes from the October 5, 2023 Meeting
Date Submitted:

SUMMARY:

Consider approval of the Minutes of the October 5, 2023 meeting.

RECOMMENDED ACTION:

Staff recommends approval of the Minutes.

CITY MANAGER APPROVAL:

Attachments

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, October 5, 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 Alex Nemer, Greg Lindsey, Kristy Wages, Adam Armstrong, and Jennifer Thomason.

Staff present: Interim Development Services Director Kevin Olson, Planning Tech Susan Davis, and City Manager's Admin Wendy Colotta.

Commissioner Grizelda Castillo was absent.

CALL TO ORDER

With a quorum present, Chairman Davis called the meeting to order at 1:31 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

No public comments were made.

CONFLICT OF INTEREST DISCLOSURES

There were none.

APPROVAL OF MINUTES

Commissioner Thomason made a motion, seconded by Commissioner Nemer to approve minutes from August 31, 2023, meeting as presented. Upon vote, the motion carried unanimously 6-0.

PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding the appointment of the Planning and Zoning Commission Chair and Vice-Chair.

Commissioner Thomason made a motion, seconded by Commission Armstrong to appoint Dan Davis as Chairman and Alex Nemer as Vice-Chair. Upon vote, the motion carried unanimously 6-0.

2. Public Hearing and discussion to consider a Specific Use Permit for placement of a manufactured home at 307 Ohio Street, John Arthur Survey, A-4, Block 882, Tract 24 and 25.

Chairman Davis opened the public hearing at 1:35 p.m. B. J. Langenbau, General Manager for Academy Homes in Palestine confirmed that the 32' x 48' home meets all the Specific Use requirements and that the state inspected pad site will be setback 100 feet. Speaking in favor were Applicant Iris Galvan confirmed that she will live in the home with her family. No one spoke in opposition. Chairman Davis reported nine comment forms sent, two were returned in favor, and no comment forms were returned. Chairman Davis closed the public hearing at 1:45 p.m.

Commissioner Nemer made a motion, seconded by Commissioner Armstrong, to approve the application for Specific Use Permit. Upon vote, the motion carried 6-0.

ADJOURN

With no other business to come before the Commission, Commissioner Nemer made a motion, seconded by Commissioner Armstrong, to adjourn the meeting at 1:48 p.m. Motion carried 6-0.

PASSED AND APPROVED THIS 2nd DAY OF NOVEMBER 2023.

Dan Davis, Chairman

ATTEST:

Susan Davis, Planning Tech

DRAFT



Agenda Date: 11/02/2023
To: Planning and Zoning Commission
From: Susan Davis, Planning Technician
Agenda Item: Consider Specific Use Permit for Fourplex - Fowler/Camden
Date Submitted: 10/30/2023

SUMMARY:

Consider a Specific Use Permit for a fourplex to be placed at the corner of N. Fowler Street and E. Camden Street. The subject property is located within the Mixed Residential Zoning District and is also part of the Northside Historic District. Both townhomes and multifamily are permitted uses in Mixed Residential, and are allowed in a historic overlay by Specific Use. The applicant, NLB Holding, has submitted plans that were reviewed and approved by the Historic Landmark Commission during a Regular Meeting on August 15, 2023.

On October 16, 2023, twenty-one notices were mailed to property owners within 200 feet of the location of the specific use permit request. Three have been returned in favor of the request. Seven have been returned in opposition. Reasons for opposition include that the property is in a historic district, lot size, parking, and noise affecting the peacefulness of the neighborhood.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Attachments

Staff Report
Comment Forms
Mailing List and Certified Mail Cards



REPORT FOR PLANNING & ZONING
AGENDA DATE: June 26, 2023
ITEM XZ-23-4-1 / STAFF REPORT

REQUEST:	A specific use permit to allow a two-bedroom fourplex to be placed at the southwest corner of North Fowler Street and East Camden Street.
APPLICANT:	NLB Holding, LLC
EXHIBITS	(1) Historic Landmark Commission Minutes, (2) Preliminary Site Plan and Drawings, and (3) photos proposed site and adjacent properties.
PREPARED BY:	Susan Davis, Planning Tech

PROPERTY INFORMATION

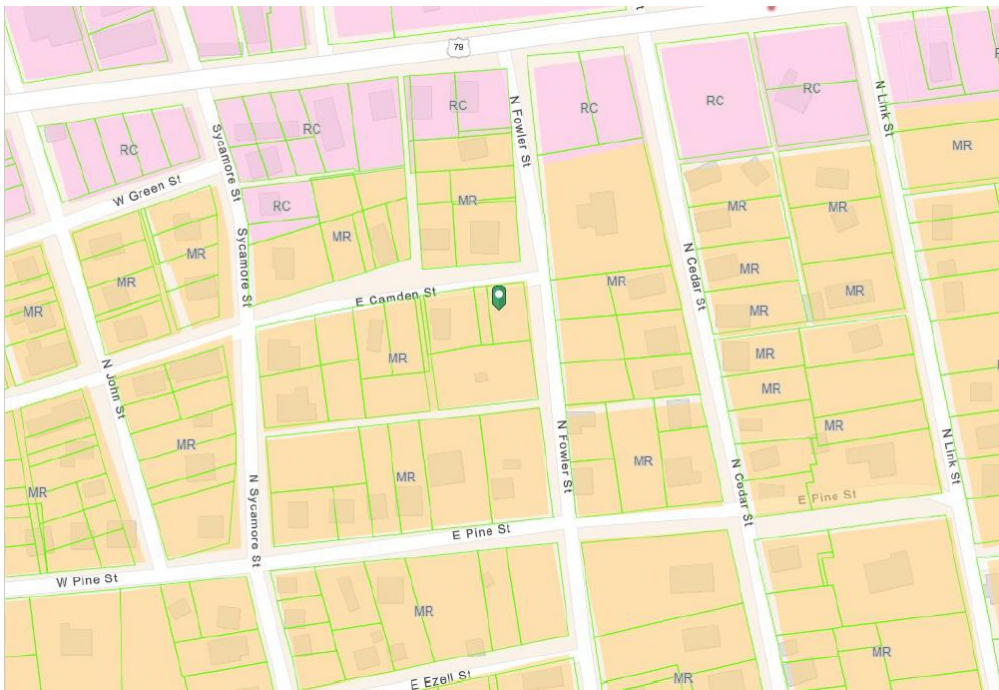
LOCATION:	Corner of North Fowler Street and East Camden Street
ZONING:	MR, Mixed Residential
OVERLAY ZONES:	Northside Historic District
LAND USE:	Vacant
ADJACENT ZONING:	Mixed Residential to the north, east, south, and west; Retail Commercial one block to the north
ACREAGE:	0.2574 +/-
SUBDIVISION:	Ezell's Addition

SUMMARY OF REQUEST

NLB Holding, LLC applied for a specific use permit to allow a two-story fourplex at southwest the corner of North Fowler Street and East Camden Street. The property is located within the Mixed Residential Zoning District and is part of the Northside Historic District. Both multifamily and townhomes are permitted within the MR zoning district and are allowed in a historic overlay by Specific Use Permit.

PROPERTY ZONING AND LAND USE

The property where the fourplex is proposed to be located is zoned Mixed Residential and is part of the Northside Historic District. Adjacent zoning districts include Retail Commercial one block north.



WATER, SEWER, AND STREET ACCESS

Public water, sewer and street access are available from North Fowler Street.

PUBLIC NOTICE

On October 16, 2023, twenty-one notices were mailed to property owners within 200-feet of the location of the specific use permit request. Three have been returned in favor of the request. Seven have been returned in opposition. Reasons for opposition include that the property is in a historic district, lot size, parking, and noise affecting the peacefulness of the neighborhood.

The Historic Landmark Commission considered an Application for Certificate of Appropriateness for this project during the July 18, 2023, meeting. Dennis Scott, an architect with DJS Architect, who was hired by the owner of the property to design a quadplex discussed the plans including parking. Recommendations were made to flip the plans to allow windows on the Camden Street side instead of shear wall, alternate façade, and single-hung divided light windows. The item was tabled upon a unanimous 6-0 vote.

The Historic Landmark Commission considered revised plans submitted by the architect, which includes more traditional windows and clipped gables. Upon vote, the item was approved by 5-0 vote.

ZONING AND DEVELOPMENT REQUIREMENTS

The historic guidelines adopted by the City of Palestine address the construction of new buildings (infill construction) within historic districts. The guidelines offer suggestions for creating compatible new designs that will be harmonious with historic properties. Under the guidelines, the Historic Landmarks Commission has been directed to only approve new construction that is compatible with historic design, materials, and other features.

If the specific use permit is approved, the fourplex will have to meet the requirements set forth by the Zoning Code which requires compliance with setbacks, off-street parking for two vehicles per unit, screening such as fencing, historic preservation, and fire safety issues. A pre-development meeting was held on September 27, 2023, with the architect and city staff to discuss the requirements and plans.

Commercial plans are reviewed by Burgess & Nipple.

SPECIFIC USE PERMIT LOCATION MAP



STAFF COMMENTS

There are no structures on the property where the fourplex is proposed to be located. Most of the area is populated with single family residences. However, Pentecom LLC, a data conversion firm, is located across the street from the subject property.

XZ-23-11-1/ 11.02.2023

S.U.P. Fourplex – Fowler/Camden

Exhibit A

Historic Landmark Commission Meeting Minutes

Minutes of the Historic Landmarks Commission Meeting of August 15, 2023
Page 1 of 2

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

The Historic Landmarks Commission of the City of Palestine convened in a Regular Meeting on Tuesday, August 15, 2023, at 3:00 p.m., in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following present: Chair Julie Abston; Commissioners Linda Williams, Mickie Lamberth, Mark McEachran, and Jon Gardner.

Commissioners Drew Wommack and Chris Gouras were absent.

Staff present: Interim Development Services Director Kevin Olson, Historic Preservation Officer Susan Davis, and City Manager's Administrative Assistant Wendy Colotta.

CALL TO ORDER

With a quorum present, Chair Julie Abston called the meeting to order at 3:01 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

There were no proposed changes.

PUBLIC COMMENTS

No public comments.

CONFLICT OF INTEREST DISCLOSURES

Chair Julie Abston disclosed that she is the current owner of 713 S. Sycamore. Chair Abston will recuse herself from voting on Item 3 of the Discussion and Action Items.

DIRECTOR'S REPORT

Historic Preservation Officer Susan Davis reported that the Preservation Texas Summit is scheduled on September 7, 2023, at 9:00 a.m.

APPROVAL OF MINUTES

Commissioner Lamberth made a motion, seconded by Commissioner Williams, to approve minutes from the July 18, 2023, meeting. Upon vote, motion carried unanimously 5-0.

DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding a Certificate of Appropriateness for 509 Crockett Road.

Commissioner Gouras made a motion, seconded by Commissioner Gardner to deny removal of the eyebrow window and to require restoration and replacement. Dave Jobe spoke concerning damage and stated that the window is not restorable and does not affect the character of the house. Discussion was held concerning restoration of the window and that the window is a defining characteristic of the house. Upon vote, motion carried unanimously 5-0.

Commissioner Williams made a motion, seconded by Commissioner Lamberth to approve installation of a fence on the south side of the property. Dave Jobe confirmed that the fence will be a six-foot privacy fence. Upon vote, motion carried unanimously 5-0.

Commissioner Williams made a motion, seconded by Commissioner Lamberth to approve installation of the windows specially ordered for the front of the house. Dave Jobe presented the special-order window for inspection. Upon vote, motion carried unanimously 5-0.

Commissioner Williams made a motion, seconded by Commissioner McEachran to approve like-kind replacement of the lap siding. Dave Jobe stated that the siding matches. Discussion was held

concerning the character of the house, same size of lap siding and cannot change of the bottom plate. Upon vote, motion carried unanimously 5-0.

2. Discussion and possible action regarding a Certificate of Appropriateness for East Camden.

Commissioner Williams made a motion, seconded by Commissioner Gardner to approve the COA. Dennis Scott spoke regarding the revised plans, which include a more traditional window and clipped gable. Upon vote, motion carried unanimously 5-0.

3. Discussion and possible action regarding a Certificate of Appropriateness for 713 S. Sycamore Street.

Commissioner Gardner made a motion, seconded by Commissioner Lamberth to approve the COA. Upon vote, motion carried unanimously 4-0. Chair Abston abstained from the vote.

4. Discussion and possible action regarding a Certificate of Appropriateness for 906 N. Perry Street.

Commissioner Williams made a motion, seconded by Commissioner McEachran to approve the porch with the addition of corbels. Discussion was held concerning approval of window reglazing during the meeting held on May 17, 2022; and clarification concerning photos submitted of the original porch. Upon vote, motion carried unanimously 5-0.

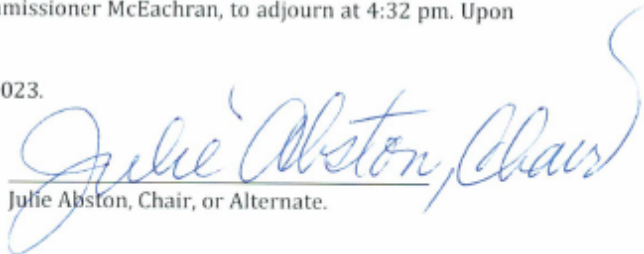
ADJOURNMENT

Commissioner Williams made a motion, seconded by Commissioner McEachran, to adjourn at 4:32 pm. Upon vote, motion carried unanimously 5-0.

PASSED AND APPROVED THIS 28th DAY OF SEPTEMBER 2023.

ATTEST:


Susan Davis, Planning Tech/HPO


Julie Abston, Chair, or Alternate.

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

The Historic Landmarks Commission of the City of Palestine convened in a Regular Meeting on Tuesday, July 18, 2023, at 3:00 p.m., in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following present: Chair Julie Abston; Commissioners Linda Williams, Mickie Lamberth, Drew Wommack, Chris Gouras, and Jon Gardner.

Commissioner Mark McEachran was absent.

Staff present: Interim Development Services Director Kevin Olson, Historic Preservation Officer Susan Davis, and City Secretary April Jackson.

CALL TO ORDER

With a quorum present, Chair Julie Abston called the meeting to order at 3:01 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

There were no proposed changes.

PUBLIC COMMENTS

No public comments.

CONFLICT OF INTEREST DISCLOSURES

None.

DIRECTOR'S REPORT

Historic Preservation Officer Susan Davis reported the Palestine Public Library reopening at Carnegie Library Building is scheduled on July 26, 2023, at 9:00 a.m.

APPROVAL OF MINUTES

Commissioner Lamberth made a motion, seconded by Commissioner Williams, to approve minutes from the May 16, 2023, meeting. Upon vote, motion carried unanimously 6-0.

DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding a Certificate of Appropriateness for East Camden Street.

Commissioner Gouras made a motion, seconded by Commissioner Gardner to deny the COA. Dennis Scott, an architect with DJS Architect, who was hired by the owner of the property Alan Basta to design a quadplex discussed the revised plans including parking. Commissioner Wommack discussed flipping the plans to allow windows on the Camden Street side instead of shear wall, alternate façade, single-hung divided light windows. Revised plans and a cut sheet were requested.

Commissioner Gouras made an amended motion, seconded by Commissioner Williams to postpone until a list of materials and finishes, and a photo of the clipped gable are provided. Upon vote, the motion carried 6-0.

2. Discussion and possible action regarding a Certificate of Appropriateness for 509 Crockett Road.

Commissioner Wommack made a motion, seconded by Commissioner Gouras to deny the COA. Discussion was held concerning the wood windows purchased from Home Depot and refinished windows.

Commissioner Wommack made an amended motion, seconded by Commissioner Williams to postpone pending additional information. Upon vote, the motion carried 6-0.

ADJOURNMENT

Commissioner Williams made a motion, seconded by Commissioner Wommack, to adjourn at 3:49 pm. Upon vote, motion carried unanimously 6-0.

PASSED AND APPROVED THIS 15th DAY OF AUGUST 2023.


Julie Abston, Chair, or Alternate.

ATTEST:


Susan Davis, Planning Tech/HPO

CAMDEN ST
N81°00'18"E, 81.00'

FOWLER ST
S07°20'53"E 103'

NEW 4PLEX

15' SIDE YARD SETBACK LINE

25' FRONT YARD SETBACK LINE

25' REAR YARD SETBACK LINE

CONC. SIDEWALK

13' DRIVE

LINE OF EXISTING ASPHALT

PRIVACY FENCE

NO715°27'W, 102.16'

14.5'

9.0' TYP.

15' SIDE YARD SETBACK LINE

LINE OF EXISTING ASPHALT

S81°19'12"W, 81.09'

L1

L2

LINE	BEARING	DISTANCE
L1	N 81°00'18" E	21.00'
L2	S 82°08'01" W	21.05'

NOTE: THIS LOT IS WITHIN A MIXED-RESIDENTIAL ZONING DISTRICT, A MULTI-FAMILY DWELLING IS ALLOWED WITH THE MR ZONING DISTRICT

1 SITE PLAN
1:10



1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



4 LEFT ELEVATION
1/8" = 1'-0"

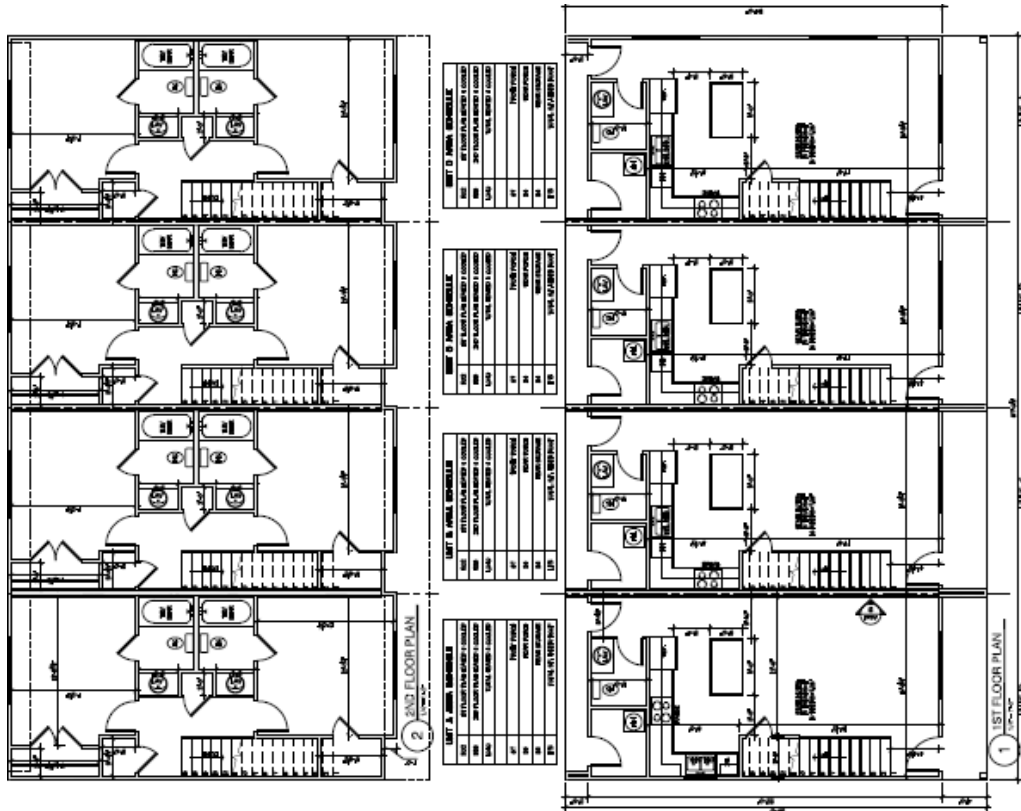


Exhibit C
Photos of Proposed Site and Adjacent Properties



Proposed building site



114 Camden – located behind the proposed building site



1015 Fowler – located on the south side of the proposed building site



1101 Fowler – located on the north side of the proposed building site



Back side of 1101 N Cedar – located directly across the street from the proposed building site



View facing north from N Fowler Street – showing proposed building site on left



View facing south on N Fowler Street – proposed building site located on right



View facing west on N Fowler Street



SPECIFIC USE PERMIT COMMENT FORM

CASE # 23-11-1

November 2, 2023, 1:30PM

Members of the Planning and Zoning Commission

Per the request for a Specific Use Permit for a townhome (four-plex) to be placed at the **southwest corner of Camden Street and North Fowler, Ezell Block B Lot 10B & 10B1.**

I am (check one): ☒ In Favor of the request ☐ Opposed to the request

IMPORTANT: Please complete survey and return.

Name: Erin Scordani Address: 106 Romallen
Palestine TX 75801

Comments:

Comment Form Return Options:

Mail: Attention Development Services
504 North Queen Street
Palestine, Texas 75801

Email: plantech@palestine-tx.org

PALESTINE

SPECIFIC USE PERMIT COMMENT FORM

CASE # 23-11-1

November 2, 2023, 1:30PM

Members of the Planning and Zoning Commission

Per the request for a Specific Use Permit for a townhome (four-plex) to be placed at the southwest corner of Camden Street and North Fowler, Ezell Block B Lot 10B & 10B1.

I am (check one):

☒

In Favor of the request

☐

Opposed to the request

IMPORTANT: Please complete survey and return.

Name:

Brian Brisure

Address:

205 E Pine St.

Palestine, TX 75801

Comments:

Comment Form Return Options:

Mail: Attention Development Services
504 North Queen Street
Palestine, Texas 75801

Email: plantech@palestine-tx.org



SPECIFIC USE PERMIT COMMENT FORM

CASE # 23-11-1

November 2, 2023, 1:30PM

Members of the Planning and Zoning Commission

Per the request for a Specific Use Permit for a townhome (four-plex) to be placed at the **southwest corner of Camden Street and North Fowler, Ezell Block B Lot 10B & 10B1.**

I am (check one):

☒

In Favor of the request

☐

Opposed to the request

IMPORTANT: Please complete survey and return.

Name:

David Dominguez

Address:

1 Anderson Drive
Palestine TX 75801

Comments:

On favor

Comment Form Return Options:

Mail: Attention Development Services
504 North Queen Street
Palestine, Texas 75801

Email: plantech@palestine-tx.org



SPECIFIC USE PERMIT COMMENT FORM

CASE # 23-11-1

November 2, 2023, 1:30PM

Members of the Planning and Zoning Commission

Per the request for a Specific Use Permit for a townhome (four-plex) to be placed at the **southwest corner of Camden Street and North Fowler, Ezell Block B Lot 10B & 10B1.**

I am (check one):

☐

In Favor of the request

☒

Opposed to the request

IMPORTANT: Please complete survey and return.

Name: Mike + Sandy Cody Address: 111 E. Pine St.
Palestine, Tx 75801

Comments:

We are under the impression we live in the Historical
District and are to keep to a certain criteria of keeping
the homes as built. As it is there are a lot of homes
not adhering to this and we are extremely disappointed
in the way things are being handled.

Comment Form Return Options:

Mail: Attention Development Services
504 North Queen Street
Palestine, Texas 75801

Email: plantech@palestine-tx.org



SPECIFIC USE PERMIT COMMENT FORM

CASE # 23-11-1

November 2, 2023, 1:30PM

Members of the Planning and Zoning Commission

Per the request for a Specific Use Permit for a townhome (four-plex) to be placed at the **southwest corner of Camden Street and North Fowler, Ezell Block B Lot 10B & 10B1.**

I am (check one): ☐ In Favor of the request

☒ Opposed to the request

IMPORTANT: Please complete survey and return.

Name: Josephine Collins Address: 111 E. Camden St
Palestine, TX 75801

Comments:

NO. Because you all strike
after we fix our house because you all tell
us we are in Historic Area, so now you try
to put just a little duplex or (four-plex)
NO. I definitely opposed it.

Comment Form Return Options:

Mail: Attention Development Services
504 North Queen Street
Palestine, Texas 75801

Email: plantech@palestine-tx.org



SPECIFIC USE PERMIT COMMENT FORM

CASE # 23-11-1

November 2, 2023, 1:30PM

Members of the Planning and Zoning Commission

Per the request for a Specific Use Permit for a townhome (four-plex) to be placed at the **southwest corner of Camden Street and North Fowler, Ezell Block B Lot 10B & 10B1.**

I am (check one):

☐

In Favor of the request

☒

Opposed to the request

IMPORTANT: Please complete survey and return.

Name:

Cecily A. Boyd

Address:

112 E. Camden St
Palestine, TX 75801

Comments:

We desire to keep historical value
in area -

Comment Form Return Options:

Mail: Attention Development Services
504 North Queen Street
Palestine, Texas 75801

Email: plantech@palestine-tx.org



SPECIFIC USE PERMIT COMMENT FORM

CASE # 23-11-1

November 2, 2023, 1:30PM

Members of the Planning and Zoning Commission

Per the request for a Specific Use Permit for a townhome (four-plex) to be placed at the **southwest corner** of **Camden Street and North Fowler, Ezell Block B Lot 10B & 10B1.**

I am (check one):



In Favor of the request



Opposed to the request

IMPORTANT: Please complete survey and return.

Name:

MILTON & BETTY CONAWAY

Address:

1004 North Fowler
PALESTINE, TX 75801

Comments:

WE ARE ~~not~~ opposed to this Request.
WE PREFER PARKING TO BE ON THE PROPERTY
& OFF THE STREET. But, this space is too
SMALL for this purpose. IT'S GOING TO CREATE TRAFFIC
CONGESTION, TRASH & NOISE. WE WANT TO KEEP OUR QUIET NEIGHBORHOOD QUIET.

Thank you,
MILTON & BETTY

Comment Form Return Options:

Mail: Attention Development Services
504 North Queen Street
Palestine, Texas 75801

Email: plantech@palestine-tx.org



SPECIFIC USE PERMIT COMMENT FORM

CASE # 23-11-1

November 2, 2023, 1:30PM

Members of the Planning and Zoning Commission

Per the request for a Specific Use Permit for a townhome (four-plex) to be placed at the **southwest corner of Camden Street and North Fowler, Ezell Block B Lot 10B & 10B1.**

I am (check one): ☐ In Favor of the request ☒ Opposed to the request

IMPORTANT: Please complete survey and return.

Name: Rocelle H. Willingham Address: 121 E. Pine St.
Palestine, Texas 75801

Comments:

See back of page for comments →

Comment Form Return Options:

Mail: Attention Development Services
504 North Queen Street
Palestine, Texas 75801

Email: plantech@palestine-tx.org

10/24/23

To start of, I do not want to be a stinker or being difficult here.

I understand also how the act of making oneself better for financial matters i.e. building a townhouse, is essential to some folks.

But building a multi-family, & multi-flex building on a limited space, on a historical district to accomodate such & family population, is a concern for me. This type of a project needs an acreage to cover for the essentials of such a group.

Our Northside Historical area where we live in has been peaceful, consisting of old homes & a calling center. Workers on this calling center are very courteous & you can hardly hear any noises nor nuisance from their direction.

I Im sorry, I vote No.

Respectfully yours,

Ms. Rocelle H. Willingham



SPECIFIC USE PERMIT COMMENT FORM

CASE # 23-11-1

November 2, 2023, 1:30PM

Members of the Planning and Zoning Commission

Per the request for a Specific Use Permit for a townhome (four-plex) to be placed at the **southwest corner of Camden Street and North Fowler, Ezell Block B Lot 10B & 10B1.**

I am (check one):

☐

In Favor of the request



Opposed to the request

IMPORTANT: Please complete survey and return.

Name:

DONNA Arnold

Address:

114 East Camden Street
PaDestine Texas 75801

Comments:

Like my peaceful place, Just would like Just
a ~~one~~ home there if Bldg

Comment Form Return Options:

Mail: Attention Development Services
504 North Queen Street
Palestine, Texas 75801

Email: plantech@palestine-tx.org



SPECIFIC USE PERMIT COMMENT FORM

CASE # 23-11-1

November 2, 2023, 1:30PM

Members of the Planning and Zoning Commission

Per the request for a Specific Use Permit for a townhome (four-plex) to be placed at the **southwest corner of Camden Street and North Fowler, Ezell Block B Lot 10B & 10B1.**

I am (check one):



In Favor of the request



Opposed to the request

IMPORTANT: Please complete survey and return.

Name:

MARVIN R. CRAIN

Address:

113 E. Camden

PALESTINE, TX 75801

Comments:

THIS LOT IS FAR TOO SMALL FOR SUCH STRUCTURES. PARKING WILL
BE A PROBLEM AND THEY WILL EVENTUALLY BE PARKING ON SURROUNDING
STREETS. THIS IS A DESIGNATED HISTORIC DIST. HOW DOES A 4-PLEX
COMPORT WITH THAT? NO PICTURES OR SKETCHES WERE INCLUDED.
WILL HISTORIC COMM. BE INVOLVED.

Comment Form Return Options:

Mail: Attention Development Services
504 North Queen Street
Palestine, Texas 75801

Email: plantech@palestine-tx.org

Susan Davis

From: Wendy Colotta
Sent: Monday, October 30, 2023 8:00 AM
To: Susan Davis
Subject: FW: Online Form Submittal: Contact Us

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, October 29, 2023 5:16 AM
To: Wendy Colotta <cmadmin@palestine-tx.org>; Teresa Herrera <therrera@palestine-tx.org>
Subject: Online Form Submittal: Contact Us

Contact Us

First Name	Marvin
Last Name	Crain
Telephone	903 728-8791
Email Address	marcrain53@gmail.com
Topic	City Council
Preferred Contact Method	Email

Message

I implore all members of the City Council to oppose the proposed project at the corner of Camden and Fowler streets. I feel the lot is too small for such a project and does not fit in with the whole idea and vision of a historic district. I see immediate problems with people parking on the street. Camden is a narrow street to begin with and more people parking on the street will only exacerbate the situation. I also foresee the location eventually becoming Section 8 housing and nothing more than a mini-slum. Again I ask you in the original spirit of a historic district to oppose this project.

Email not displaying correctly? [View it in your browser.](#)

200 Foot Radius Mailing List – Corner Camden/Fowler (R29666)

Property ID	Owner Name and Address	Mailing Date & CM#	ACAD Notes
30171	Josephine Collins 111 Camden St Palestine TX 75801	9589071052701325165426	Residential/Single Family - homestead
30172	Marvin & Dortha Crain 113 Camden St Palestine TX 75801	9589071052701325165433	Residential/Single Family - homestead
29669	Dan Brown 104 Camden St Palestine TX 75801	9589071052701325165440	Residential/Single Family
29670	Carolina Hernandez 110 Camden St Palestine TX 75801	9589071052701325165457	Residential/Single Family - homestead
29671	Carolyn Carbajal & Helen Greer 112 Camden St Palestine TX 75801	9589071052701325165464	Residential/Single Family – homestead (1930)
29668	Linda Walton 1014 N Sycamore St Palestine TX 75801	9589071052701325165471	Residential/Single Family - homestead
29660	Sandra Cody 111 E Pine St Palestine TX 75801	9589071052701325165488	Residential/Single Family – homestead (1913)
29658	Paul Torrez 115 E Pine St Palestine TX 75801	9589071052701325165495	Residential/Single Family – homestead (1920)
29657	Rochelle Habaradas 121 E Pine St Palestine TX 75801	9589071052701325165501	Residential/Single Family – homestead (1910)
29664	Shuffler Properties LTD 710 W Main St Palestine TX 75801	9589071052701325165518	Residential/Single Family
29665	Rickey & Donna Arnold 114 E Camden St Palestine TX 75801	9589071052701325165525	Residential/Single Family – homestead (1925)
29673	Pauline Killion 115 E Camden Palestine TX 75801	9589071052701325165532	Residential/Single Family – homestead (1949)
29674	Luca & Erin Scordari 106 Romallen Palestine TX 75801	9589071052701325165549	Residential/Single Family
29675	Darla Rochell PO Box 4091 Palestine TX 75801	9589071052701325165556	Residential/Single Family (1956)

29672	David & Carolina Dominguez 1 Anderson Dr Palestine TX 75801	9589071052701325165563	Residential/Single Family
45515	Pentecom Property LLC 4999 E FM 321 Palestine TX 75803	9589071052701325165570	Across the street from the subject property – Real Commercial
17778	Sandra Speer 1025 N Cedar St Palestine TX 75801	9589071052701325165587	Residential/Single Family – homestead
45607	Joe Vetromile & Sharon Sharpe 4904 Grand View Dr Athens TX 75752	9589071052701325165594	Residential/Single Family (1915)
17779	Billy Armstrong 1017 N Cedar St Palestine TX 75801	9589071052701325165600	Residential/Single Family (1950)
17783	Brian & Loryn Briscoe 205 E Pine St Palestine TX 75801	9589071052701325165617	Residential/Single Family – homestead (1915)
17780	Milton F & Betty C Conway 1004 Fowler St Palestine TX 75801	9589071052701325165624	Residential/Single Family – homestead (1920)

9589 0710 5270 1325 1654 33

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total

\$

Sent

Street

City

Marvin & Dortha Crain
 113 Camden St
 Palestine TX 75801



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1325 1654 26

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Po

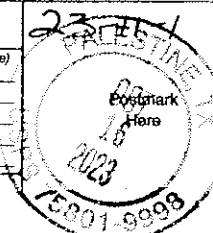
\$

Sent To

Street an

City, Stat

Josephine Collins
 111 Camden St
 Palestine TX 75801



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Josephine Collins
 111 Camden St
 Palestine TX 75801



9590 9402 8445 3156 4596 88

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1654 26

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Josephine Collins

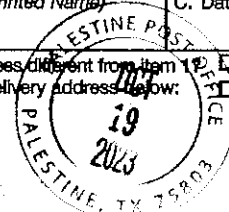
☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No



3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail[®]
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express[®]
☐ Registered Mail[™]
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation[™]
☐ Signature Confirmation Restricted Delivery

☐ Insured Mail
☐ Registered Mail Restricted Delivery
 (\$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Marvin & Dortha Crain
 113 Camden St
 Palestine TX 75801



9590 9402 8445 3156 4596 95

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1654 33

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Marvin & Dortha Crain

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail[®]
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express[®]
☐ Registered Mail[™]
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation[™]
☐ Signature Confirmation Restricted Delivery

☐ Insured Mail
☐ Registered Mail Restricted Delivery
 (\$500)

9589 0710 5270 1325 1654 57

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ Total

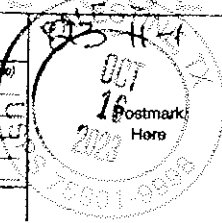
Carolina Hernandez
 110 Camden St
 Palestine TX 75801

Sent To

Street

City, St

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions



9589 0710 5270 1325 1654 40

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ Total

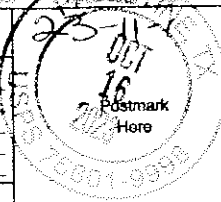
Dan Brown
 104 Camden St
 Palestine TX 75801

Sent To

Street

City, St

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carolina Hernandez
 110 Camden St
 Palestine TX 75801



9590 9402 8445 3156 4597 18

9589 0710 5270 1325 1654 57

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

Carolina Hernandez

C. Date of Delivery

10-19-23

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

id Mail
 id Mail Restricted Delivery
 \$500)

Domestic Return Receipt

9589 0710 5270 1325 1654 64

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

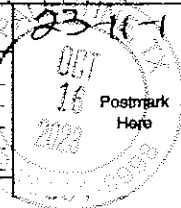
For delivery information, visit our website at www.usps.com

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) \$
 - ☐ Return Receipt (electronic) \$
 - ☐ Certified Mail Restricted Delivery \$
 - ☐ Adult Signature Required \$
 - ☐ Adult Signature Restricted Delivery \$

Postage

\$ Linda Walton
 \$ Total 1014 N Sycamore St
 \$ Sent Palestine TX 75801
 \$
 \$
 \$ City



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1325 1654 64

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

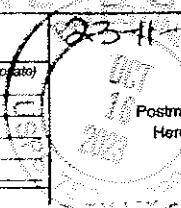
For delivery information, visit our website at www.usps.com

Certified Mail Fee

- Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) \$
 - ☐ Return Receipt (electronic) \$
 - ☐ Certified Mail Restricted Delivery \$
 - ☐ Adult Signature Required \$
 - ☐ Adult Signature Restricted Delivery \$

Postage

\$ Carolyn Carbajal & Helen Greer
 \$ Total 112 Camden St
 \$ Sent Palestine TX 75801
 \$
 \$
 \$ City



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carolyn Carbajal & Helen Greer
 112 Camden St
 Palestine TX 75801



9590 9402 8445 3156 4597 25

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1654 64

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

Carolyn Carbajal & Helen Greer

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Priority Mail Express®

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Linda Walton
 1014 N Sycamore St
 Palestine TX 75801



9590 9402 8445 3156 4597 32

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1654 71

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X L Walton

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

L Walton

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Priority Mail Express®

Domestic Return Receipt

9589 0710 5270 1325 1654 95

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

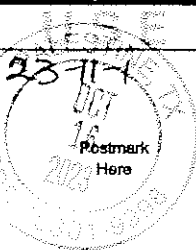
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Paul Torrez
115 E Pine St
Palestine TX 75801

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions



9589 0710 5270 1325 1654 88

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

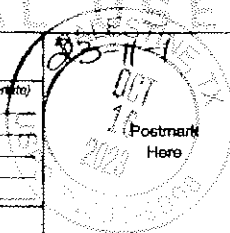
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total P. Sandra Cody
\$ 111 E Pine St
Sent To Palestine TX 75801
Street
City, St

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Sandra Cody
111 E Pine St
Palestine TX 75801



9590 9402 8445 3156 4597 49

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1654 88

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Sandra Cody ☐ Agent
☐ Addressee
B. Received by (Printed Name) Sandra S Cody C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

id Mail
id Mail Restricted Delivery
(over \$500)

23-11-1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Paul Torrez
115 E Pine St
Palestine TX 75801



9590 9402 8445 3156 4597 56

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1654 95

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Paul Torrez ☒ Agent
☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

id Mail
id Mail Restricted Delivery
(over \$500)

23-11-1

9589 0710 5270 1325 1655 18

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Total Shuffler Properties LTD

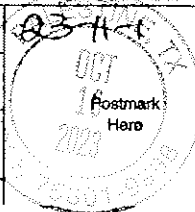
710 W Main St

Palestine TX 75801

Street

City

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions



9589 0710 5270 1325 1655 01

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

To Rochelle Habaradas

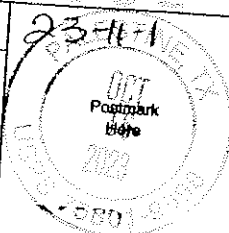
121 E Pine St

Palestine TX 75801

Street

City

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rochelle Habaradas

121 E Pine St

Palestine TX 75801



9590 9402 8445 3156 4597 63

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1655 01

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

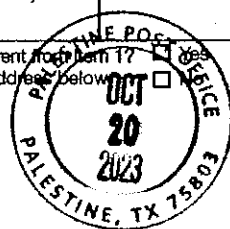
X *Rochelle Habaradas* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:



3. Service Type

☐ Adult Signature ☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery ☐ Registered Mail™

☒ Certified Mail® ☐ Registered Mail Restricted Delivery

☐ Collect on Delivery ☐ Signature Confirmation™

☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

1 Mail
 1 Mail Restricted Delivery
 (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Shuffler Properties LTD

710 W Main St

Palestine TX 75801



9590 9402 8445 3156 4599 92

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1655 18

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Shuffler* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery ☐ Registered Mail™

☒ Certified Mail® ☐ Registered Mail Restricted Delivery

☐ Collect on Delivery ☐ Signature Confirmation™

☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

1 Mail
 1 Mail Restricted Delivery
 (over \$500)

Domestic Return Receipt

9589 0710 5270 1325 1655 32

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Po

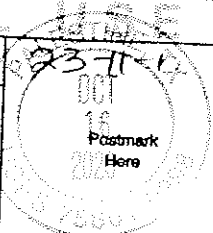
\$

Sent To

Street or

City, Sta

Pauline Killion
115 E Camden
Palestine TX 75801



PS Form 3800, January 2023 PSN 7530-02-000-0047 See Reverse for Instructions

9589 0710 5270 1325 1655 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total P

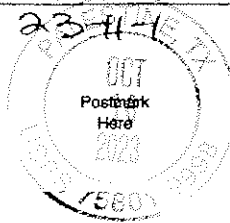
\$

Sent To

Street or

City, Sta

Rickey & Donna Arnold
114 E Camden St
Palestine TX 75801



PS Form 3800, January 2023 PSN 7530-02-000-0047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pauline Killion
115 E Camden
Palestine TX 75801



9590 9402 8445 3156 4594 73

9589 0710 5270 1325 1655 32

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Pauline Killion ☐ Agent ☐ Addressee

B. Received by (Printed name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

23-11-1

3. Service Type

- ☐ Adult Signature ☐ Priority Mail Express®
- ☐ Adult Signature Restricted Delivery ☐ Registered Mail™
- ☒ Certified Mail® ☐ Registered Mail Restricted Delivery
- ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
- ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
- ☐ Collect on Delivery Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

9589 0710 5270 1325 1655 56

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

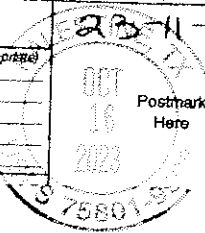
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ Total Darla Rochell
\$ Sent PO Box 4091
\$ Street Palestine TX 75801
\$ City, State, ZIP+4®



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1325 1655 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

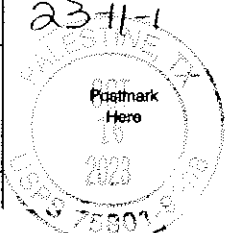
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$ Total Luca & Erin Scordari
\$ Sent 106 Romallen
\$ Street Palestine TX 75801
\$ City, State, ZIP+4®



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Luca & Erin Scordari
106 Romallen
Palestine TX 75801



9590 9402 8445 3156 4594 80

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1655 49

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Angela Jenkins

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

Angela Jenkins

C. Date of Delivery

10/18/23

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☒ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

nd Mail
nd Mail Restricted Delivery
\$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

9589 0710 5270 1325 1655 70

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage \$

Sent To
 Street and
 City, State

Postmark Here
 OCT 16 2023
 PALESTINE, TX 75801-9589

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Pentecom Property LLC
 4999 E FM 321
 Palestine TX 75803

9589 0710 5270 1325 1655 63

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage \$

Sent To
 Street and
 City, State

Postmark Here
 OCT 16 2023
 PALESTINE, TX 75801-9589

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

David & Carolina Dominguez
 1 Anderson Dr
 Palestine TX 75801

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David & Carolina Dominguez
 1 Anderson Dr
 Palestine TX 75801



9590 9402 8445 3156 4595 03

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1655 63

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- ☐ Agent
☐ Addressee

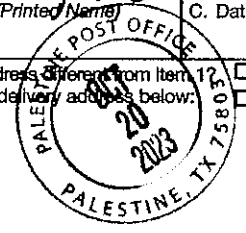
B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
☐ Insured Mail Restricted Delivery (\$500)



23-11-1

Domestic Return Receipt

9589 0710 5270 1325 1655 87

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage \$

Sent To
 Street and
 City, State

Postmark Here
 OCT 16 2023
 PALESTINE, TX 75801-9589

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Sandra Speer
 1025 N Cedar St
 Palestine TX 75801

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Post: **Billy Armstrong**
 1017 N Cedar St
 Palestine TX 75801

Sent To
 Street and
 City, State

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Post: **Joe Vetromile & Sharon Sharpe**
 4904 Grand View Dr
 Athens TX 75752

Sent To
 Street and
 City, State

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Joe Vetromile & Sharon Sharpe
 4904 Grand View Dr
 Athens TX 75752

2. Article Number (Transfer from mailpiece)
9589 0710 5270 1325 1655 94

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Sharon Sharpe Agent
 Addressee

B. Received by (Printed Name)
Sharon Sharpe

C. Date of Delivery
10/18/23

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail
☐ Registered Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Billy Armstrong
 1017 N Cedar St
 Palestine TX 75801

2. Article Number (Transfer from mailpiece)
9589 0710 5270 1325 1656 00

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [Signature] Agent
 Addressee

B. Received by (Printed Name)
[Signature]

C. Date of Delivery
23-11-1

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail
☐ Registered Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 1325 1656 17

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

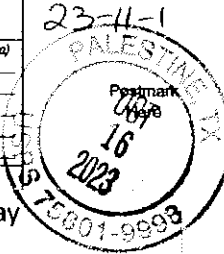
For delivery information, visit our website at www.usps.com

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total \$ Milton F & Betty C Conway
 \$ 1004 Fowler St
 Sent 1 Palestine TX 75801
 Street
 City, State



PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

9589 0710 5270 1325 1656 17

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

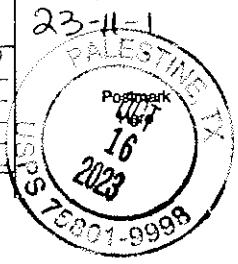
For delivery information, visit our website at www.usps.com

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total \$ Brian & Loryn Briscoe
 \$ 205 E Pine St
 Sent To Palestine TX 75801
 Street and
 City, State



PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Brian & Loryn Briscoe
 205 E Pine St
 Palestine TX 75801



9590 9402 8445 3156 4595 58

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1656 17

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 Loryn Briscoe 10/18
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Milton F & Betty C Conway
 1004 Fowler St
 Palestine TX 75801



9590 9402 8445 3156 4595 65

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1656 24

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 Milton F & Betty C Conway 10-19-23
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery