

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 3, 2024, 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 Greg Lindsey, Kristy Wages, Adam Armstrong, and Lillian Hollie.

Staff present: Planning Tech Susan Davis and City Secretary April Jackson.

Commissioners Jennifer Thomason and Grizelda Castillo were absent.

CALL TO ORDER

With a quorum present, Chairman Davis called the meeting to order at 1:32 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

Public Hearing and Action Items 6 and 7 were pulled from the agenda.

PUBLIC COMMENTS

No public comments were made.

CONFLICT OF INTEREST DISCLOSURES

There were none.

APPROVAL OF MINUTES

Commissioner Lindsey made a motion, seconded by Commissioner Armstrong to approve minutes from October 3, 2024, meeting. Upon vote, the motion carried unanimously 4-0 (Commissioner Wages was not present during the vote).

PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS

1. Consider the appointments of the Chair and Vice-Chair to the Planning & Zoning Commission.

Commissioner Wages made a motion, seconded by Commissioner Armstrong to appoint Dan Davis as the Chairman and Kristy Wages as the Vice-Chairman. Upon vote, motion carried 5-0.

2. Public hearing and consideration of a Specific Use Permit for placement of a manufactured home at 1120 Bassett Road, Joseph Jordan Survey, A-33, Block 1224, Tract 16A (Middleton Oaks Lot 2), which is zoned Mixed Residential.

Chairman Davis opened the public hearing at 1:39 pm. Betty Middleton and Dina Gallion spoke in favor, stating they believed the manufactured home company would obtain permits, and their desire to rent-to-own the home to assist a family with a special needs child. Larry Coker spoke in opposition. Chairman Davis closed the public hearing at 1:45 pm. Planning Tech Susan Davis provided a summary concerning the placement of the manufactured home prior to receipt of the application for specific use, notices sent to the 200 ft. radius, and comments received. Commissioner Lindsey made a motion, seconded by Commissioner Armstrong to approve the item as presented. Upon vote, motion carried 4-1.

3. Public hearing and consideration of a Specific Use Permit for placement of a full-service car wash at 610 East Market Street, Original, Block 17, Lots 6, 7A, 7B, 8, 9A, 9B, 10, Tract A, which is zoned Central Business District.

Chairman Davis opened the public hearing at 2:01 pm. Berry King spoke in favor and provided information on his businesses. No one spoke in opposition. Chairman Davis closed the public hearing at 2:05 pm. Planning Tech Susan Davis provided a summary concerning the location, requirement for installation of a grease trap and grit trap, notices sent to the 200 ft. radius, and comments received. Commissioner Lindsey made a motion, seconded by Commissioner Armstrong to approve the item as presented. Upon vote, motion carried 5-0.

4. Public hearing and consideration of a Specific Use Permit for equipment storage at 3580 Loop 256, Daniel McKinzie Survey, A-527, Block 1258, Tract 17C, which is zoned Retail Commercial.

Chairman Davis opened the public hearing at 2:14 pm. Matthew Starr spoke in favor and described initial storage use, screening, and plans for a future office. No one spoke in opposition. Chairman Davis closed the public hearing at 2:17 pm. Planning Tech Susan Davis provided a summary concerning the location, notices sent to the 200 ft. radius, and comments received. Commissioner Armstrong made a motion, seconded by Commissioner Lindsey to approve the item as presented. Upon vote, motion carried 5-0.

5. Public hearing and consideration of a Specific Use Permit allowing a private tattoo salon at 310 West Oak Street, Original, Block 164, Lot 19B and 20B; zoned Central Business District and within the Historic Overlay.

Chairman Davis opened the public hearing at 2:27 pm. Tina Gray spoke in favor and provided information on her studio in North Carolina where she partially resides, and leased space in an existing salon. Seth Blood spoke in opposition expressing concerns of maintaining procedures and transfer of the specific use permit. Chairman Davis closed the public hearing at 2:34 pm. Planning Tech Susan Davis provided a summary concerning the location and proximity to an existing tattoo facility, notices sent to the 200 ft. radius, and comments received. Commissioner Lindsey made a motion, seconded by Commissioner Armstrong to approve the item as presented. Upon vote, motion carried 4-1.

6. Public hearing and consideration of an ordinance amending Chapter 39, Section 39.5.3, Use Definitions to amend the proposed definition for Limited-Service Hotel.

Item pulled from the agenda.

7. Public hearing and consideration of an ordinance amending Chapter 39, Section 39.2.4, Supplementary Use Requirements to add use requirements for hotels.

Item pulled from the agenda.

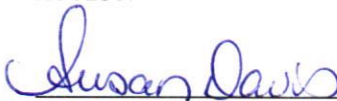
ADJOURN

With no other business to come before the Commission, Commissioner Armstrong made a motion, seconded by Commissioner Lindsey, to adjourn the meeting at 2:48 p.m. Motion carried 5-0.

PASSED AND APPROVED THIS 7th DAY OF NOVEMBER 2024.


Dan Davis, Chairman

ATTEST:


Susan Davis, Planning Tech