

Minutes of the Planning and Zoning Commission Meeting of November 7, 2024

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, November 7, 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 Kristy Wages, Adam Armstrong, Jennifer Thomason, Grizelda Castillo, and Lillian Hollie.

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

Commissioner Greg Lindsey 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 Hollie to approve minutes from October 3, 2024, meeting. Upon vote, the motion carried unanimously 6-0.

**PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS**

1. Consider approval of a Preliminary Plat for the Hidden Hills Addition, being 18.63 acres in the Joseph Jordan Survey, Abstract 33.

Chairman Davis opened the public hearing at 1:34 pm. Bob Breedlove, Engineer for Brannon Corp. spoke in favor of the request and discussed waterlines and sewer placement and the entrance for the subdivision on Saltworks Road. With all state laws and city ordinances having been met Kristy Wages made a motion to approve the preliminary plat seconded by Lillian Hollie. With further discussion concerning water pressure, Kevin Olsen advised that water pressure would be more than adequate. Upon vote, motion carried 6-0.

2. Discussion regarding manufactured homes within the city limits.

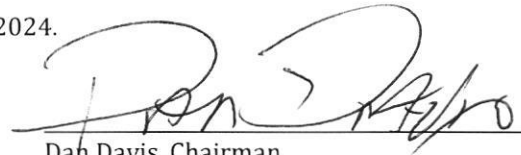
Susan Davis provided a summary of the current code requirements and allowance of manufactured homes in the city limits and sought recommendations from the Planning and Zoning Commission concerning possible changes to allow specific use permits or limit to manufactured home parks and the overlay district. Kristy Wages expressed concerns with HUD labeling and titling of real or personal property. Grizelda Castillo clarified that HUD labeling is now provided by law from manufactured dealerships, with the commissioners having more questions and concerns the discussion was tabled.

**ADJOURN**

With no other business to come before the Commission, Commissioner Thomason made a motion, seconded by Commissioner, to adjourn the meeting at 2:58 p.m. Motion carried 6-0.

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PASSED AND APPROVED THIS 5<sup>th</sup> DAY OF DECEMBER 2024.

  
Dan Davis, Chairman

ATTEST:

  
Susan Davis, Planning Tech