

Dan Davis, Chair
Kristy Wages, Vice-Chair
Greg Lindsey, Commissioner
Adam Armstrong, Commissioner
Jennifer Thomason, Commissioner
Grizelda Castillo, Commissioner
Lillian Hollie, Commissioner

Susan Davis, Planning Tech.



**NOTICE OF MEETING
PLANNING AND ZONING
COMMISSION
December 5, 2024
1:30 p.m.
City Council Chambers
504 N. Queen Street
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/82981216507?pwd=aGmWOILKN3zDOSavk6vvKF8bjl1Dhe.1>

Meeting ID: 829 8121 6507

Passcode: 482657

One tap mobile

+13462487799,,82981216507#,,, *482657# 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/palestinetxt/

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 the minutes from the November 7, 2024, meeting.

F. PUBLIC HEARINGS / DISCUSSION AND ACTION ITEMS

1. Public hearing and consideration of a Specific Use Permit for a retail furniture store at 330 East Spring Street, Suite B, Original, Block 169, Lot 11B-15B, Block 170, Lot 16B-20B and Lot 21, 22.
2. Public hearing and consideration of a Specific Use Permit for a hall/reception/banquet/meeting use at 112 West Oak Street, Original, Block 163, Lot 11.

3. Public hearing and consideration of a request to rezone 111 Kentucky Street (Yokum & Hearn, Block 1, Lot 3 and 4B), 115 Kentucky Street (John Arthur Survey, A-4, Block 883, Tract 36 and 47), and 0 Ohio Street (John Arthur Survey, A-4, Block 882, Tract 12 and 13).

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, December 2, 2024, at 12:15 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: 12/05/2024
To: Planning and Zoning Commission
From: Susan Davis, Planning Technician
Agenda Item: Approval of Minutes for the November 7, 2024 Meeting
Date Submitted: 11/27/2024

SUMMARY:

Consider approval of the Minutes from the November 7, 2024, 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, 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.

PASSED AND APPROVED THIS 5th DAY OF DECEMBER 2024.

Dan Davis, Chairman

ATTEST:

Susan Davis, Planning Tech

DRAFT



Agenda Date: 12/05/2024
To: Planning and Zoning Commission
From: Susan Davis, Planning Technician
Agenda Item: Specific Use Permit for Retail Furniture Store at 330 E. Spring St.
Date Submitted: 11/27/2024

SUMMARY:

Public hearing and consideration of a Specific Use Permit for a retail furniture store (Retail Stores Not Otherwise Listed) at 330 East Spring Street, Suite B, Original, Block 169, Lot 11B-15B, Block 170, Lot 16B-20B and Lot 21, 22, which is zoned Mixed Use Neighborhood. The applicant is Palestine Furniture, which was previously located at 201 West Oak Street. On November 12, 2024, twelve notices were mailed to the property owners within 200 feet of the location of the specific use permit request. Two (17%) have been returned in favor, none have been returned in opposition, and ten (83%) have not responded.

RECOMMENDED ACTION:

Discussion and consideration of the specific use permit.

CITY MANAGER APPROVAL:

Attachments

Staff Report
Application



PLANNING AND ZONING COMMISSION
AGENDA DATE: December 5, 2024
ITEM XZ-24-10 / STAFF REPORT

REQUEST:	A specific use permit to allow a retail furniture store at 330 East Spring Street, Suite B
APPLICANT:	Palestine Furniture
EXHIBITS:	Application, Maps and Photos
PREPARED BY:	Susan Davis, Planning Tech

PROPERTY INFORMATION

LOCATION:	330 East Spring Street, Suite B
ZONING:	MUN, Mixed Use Neighborhood
OVERLAY ZONES:	None
LAND USE:	Commercial
ADJACENT ZONING:	Mixed Use Neighborhood and Central Business District
ACREAGE:	3.254 acres
SUBDIVISION:	Original

SUMMARY OF REQUEST

The applicant, Palestine Furniture, applied for a specific use permit to allow a retail furniture store at 330 East Spring Street, Suite B. Palestine Furniture opened in March 2023 at 201 West Oak Street, which is in the Downtown Historic District. The West Oak location had limitations on parking and did not have a loading dock.

PROPERTY ZONING AND LAND USE

The property where the retail furniture store is proposed to be located is zoned Mixed Use Neighborhood District. Adjacent zoning districts include Central Business District to the north and Mixed Use Neighborhood to the east, south, and west.



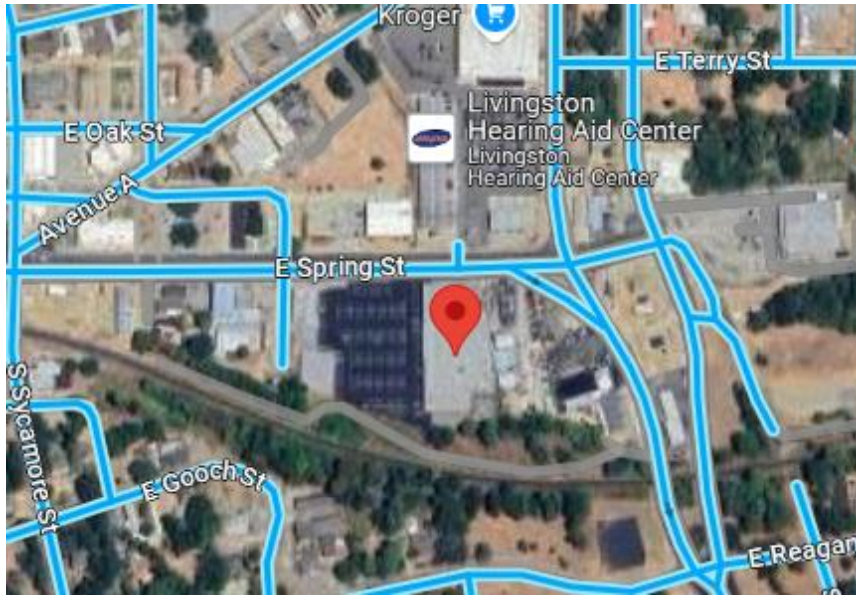
PUBLIC NOTICE

On November 12, 2024, twelve notices were mailed to property owners within 200 feet of the location of the specific use permit request. Two (17%) have been returned in favor of the request, none have been returned in opposition, and ten (83%) have not responded.

ZONING AND DEVELOPMENT REQUIREMENTS

Chapter 39, Article II, Section 2-13 of the Code of Ordinances for the City of Palestine requires a Specific Use Permit for a Retail Store Not Otherwise Listed (furniture) in the Mixed Use Neighborhood zoning district.

SPECIFIC USE PERMIT LOCATION MAP



STAFF COMMENTS

The proposed location is adjacent to Fussell Appliances, Station Thrift, Family Dollar, Kroger. The location on East Spring Street is a high traffic commercially developed area, which will provide more parking and a loading area for deliveries and pickup.

COUNCIL REVIEW

The item will be placed on Council's agenda for consideration on December 9, 2024.

240771



SPECIFIC USE PERMIT APPLICATION

APPLICANT INFORMATION

Applicant Name: Palestine Furniture
Address: 330 E Spring St
City: Palestine State: TEXAS Zip: 75801
Phone Number: 9032771840 Email: [REDACTED] Fax: _____

PROPERTY DESCRIPTION

Address (if available): 330 E Spring St E B
Subdivision: _____ Lot: _____ Block: _____
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 old Win Dixie

PROPOSED USE OF PROPERTY

Describe the proposed use of the property (be specific): Retail sales of
furniture, appliances, fun

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



Agenda Date: 12/05/2024
To: Planning and Zoning Commission
From: Susan Davis, Planning Technician
Agenda Item: Specific Use Permit for Hall/Reception/Banquest/Meeting use at 112 W Oak
Date Submitted: 12/02/2024

SUMMARY:

Public hearing and consideration of a Specific Use Permit for a hall/reception/banquet/meeting use at 112 West Oak, Original, Block 163, Lot 11, which is zoned Central Business District. The applicant, Terrance Thompson, plans to operate the business Monday through Thursday from 9:00 am to 10:00 pm and Friday through Saturday from 9:00 am to 2:00 am. On November 22, 2024, sixteen notices were mailed to the property owners within 200 feet of the location of the specific use permit request. None have been returned in favor, none have been returned in opposition, and sixteen (100%) have not responded.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Attachments

Staff Report
Application



PLANNING AND ZONING COMMISSION
AGENDA DATE: December 5, 2024
ITEM XZ-24-11 / STAFF REPORT

REQUEST:	A specific use permit to allow a hall, reception/banquet/meeting use at 112 West Oak Street
APPLICANT:	Terrance Thompson
EXHIBITS:	Application, Maps and Photos
PREPARED BY:	Susan Davis, Planning Tech

PROPERTY INFORMATION

LOCATION:	112 West Oak Street
ZONING:	CBD, Central Business District
OVERLAY ZONES:	Downtown Historic and Main Street Districts
LAND USE:	Commercial
ADJACENT ZONING:	Central Business District
ACREAGE:	0.0574 acres
SUBDIVISION:	Original

SUMMARY OF REQUEST

The applicant, Terrance Thompson, applied for a specific use permit to allow a hall, reception/banquet/meeting use at 112 West Oak Street, which is in the Downtown Historic and Main Street Districts. Hours of operation will be Monday through Thursday 9:00 am to 10:00 pm, and Friday through Saturday 9:00 am to 2:00 am.

PROPERTY ZONING AND LAND USE

The property where the hall, reception/banquet/meeting use is proposed to be located is zoned Central Business District. Adjacent zoning districts include Central Business District to the north, east, south, and west.



PUBLIC NOTICE

On November 22, 2024, sixteen notices were mailed to property owners within 200 feet of the location of the specific use permit request. None have been returned in favor of the request, none have been returned in opposition, and sixteen (100%) have not responded.

ZONING AND DEVELOPMENT REQUIREMENTS

Chapter 39, Article II, Section 2-13 of the Code of Ordinances for the City of Palestine requires a Specific Use Permit for a hall, reception/banquet/meeting use in the Central Business zoning district.

SPECIFIC USE PERMIT LOCATION MAP



STAFF COMMENTS

The proposed location is adjacent to Outlaw Country.

COUNCIL REVIEW

The item will be placed on Council's agenda for consideration on January 13, 2025.

#240803



SPECIFIC USE PERMIT APPLICATION

APPLICANT INFORMATION

Applicant Name: Terrance Thompson
Address: ~~802 Station~~ / 125 Yupon Dr.
City: Palestine State: TX Zip: 75801
Phone Number: 903 724 2321 Email: [REDACTED]

PROPERTY DESCRIPTION

Address (if available): 112. W oak St. Palestine TX
Subdivision: _____ Lot: _____ Block: _____
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: next door to a
Bar / was a print company before
my desired use

PROPOSED USE OF PROPERTY

Describe the proposed use of the property (be specific): Hall / reception
Banquet / meeting
mon - Fri 9am - 10pm
Tues. 9am - 10pm
wed. 9am - 10pm
Thurs. 9am - 10pm
Friday 9am - 2am Sat. 9am - 2am

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



Agenda Date: 12/05/2024
To: Planning and Zoning Commission
From: Susan Davis, Planning Technician
Agenda Item: Request to Rezone Industrial to Mixed Residential
Date Submitted: 12/02/2024

SUMMARY:

Public hearing, discussion, and consideration of a request to rezone 111 Kentucky (Yokum & Hearn, Block 1, Lot 3 and 4B), 115 Kentucky (John Arthur Survey, A-4, Block 883, Tract 36 and 47), and 0 Ohio (John Arthur Survey, A-4, Block 882, Tract 12 and 13). The proposed rezoning area is populated with Single-Family Residential structures and is adjacent to the railroad tracks. On November 21, 2024, twelve notices were mailed to property owners within 200-feet of the location of the zoning change application. As of the date of this report, no comments have been returned in favor; no comments were returned in opposition; and twelve (100%) property owners have not responded.

RECOMMENDED ACTION:

Public hearing, discussion, and consideration.

CITY MANAGER APPROVAL:

Attachments

Application



ZONING CHANGE APPLICATION
Fee: \$225.00 (effective 03/18/2024)

PROPERTY DESCRIPTION (LOCATION OF ZONING CHANGE REQUEST)

Address (if available): 111 Kentucky, 115 Kentucky, 0 Ohio
Subdivision Name, Lot, Block): Arthur, John ? Yokum ? Hearn
ACAD Block and Tract #: Block 882 Tr 12, 13, 14; 883 Tr 36, 47; Block I Lot 3 & 4B
Deed Restrictions: ☐ Yes (Attach a copy with the application) ☒ No
Current Zoning: Industrial 1 Proposed Zoning: Residential / Multi-use
Current Use of Property: Residential 1
Proposed Use of Property: Residential 1

See Attached Plat: CAD

PROPERTY OWNER INFORMATION

Owner Name: Ram Hasty
Address: 111 Kentucky
City: Palestine State: Tx Zip: 75801
Phone: 903-724-2552 Email: [REDACTED]

Check one of the following:

- ☐ As the owner of the property, I will represent the application; or
☒ I designate Jamie N. Henderson to act as my agent to submit this application.

I acknowledge that all of the information provided in the application is true and correct to the best of my knowledge. Furthermore, I am the legal owner of the property described in the application or, alternatively, that I am authorized to represent all of the owners of the property described in this application.

Owner's or Authorized Representative's Signature: Jamie N Henderson

State of Texas
County of Anderson

On this 5th day of November, 2024, before me, the undersigned notary public, personally appeared Jamie Henderson, known to me to be the person whose name (s) is /are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.



Tabitha Michelle Warner
Notary Public