

Minutes of the Planning and Zoning Commission Meeting of January 2, 2025

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 2, 2025, 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, Greg Lindsey, Adam Armstrong, and Lillian Hollie.

Commissioners Jennifer Thomason and Grizelda Castillo were absent.

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

CALL TO ORDER

With a quorum present, Chairman Davis called the meeting to order at 1:32 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 Lindsey made a motion, seconded by Commissioner Armstrong to approve minutes from December 5, 2024, meeting. Upon vote, the motion carried unanimously 4-0 (Commissioner Kristy Wages was not present during the vote).

PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS

1. Public hearing, discussion and consideration of a request to rezone 0 Ohio, John Arthur Survey, A-4, Block 882, Tract 12, 13, and 14 from Industrial to Mixed Residential.

Chairman Davis opened the public hearing at 1:36 pm. No one spoke in favor or in opposition to the rezoning request. Chairman Davis closed the public hearing at 1:37 pm. On November 21, 2024, twelve notices were sent to owners within a 200-ft. radius of an adjacent tract and no comments were received in favor or opposition. On December 11, 2024, eight notices were sent to owners within a 200-ft. radius with one comment returned in favor (13%), none returned in opposition, and seven property owners did not respond (87%). Planning Tech Susan Davis gave a summary concerning the zoning for the property and the proximity to the railroad tracks. Following discussion about the possibility of rezoning, Commissioner Lindsey made a motion, seconded by Commissioner Wages to approve the item as presented. Upon vote, motion carried 5-0.

2. Public hearing and discussion to consider amending Chapter 39, Section 39.2.4, Supplementary Use Requirements to add use requirements for Hotels.

Chairman Davis opened the public hearing at 1:40 pm. Cassie Ham, Tourism and Marketing Manager, spoke in favor of the proposed change to accommodate small to mid-space conferences. Veer Patel spoke in favor clarifying that the proposal is not intended to stop growth but to address the need for meeting space. Chairman Davis closed the public hearing at 1:45 pm. Planning Tech Susan Davis stated that a Notice of Public Hearing was published in the Palestine Herald on December 14, 2024. Following discussion concerning protection of existing hotels/motels, Commissioner Lindsey made a motion, seconded by Commissioner Armstrong to approve the item as presented. Upon vote, motion carried 5-0.

3. Public hearing and discussion to consider amending Chapter 39, Section 39.5.3, Use Definitions to amend the proposed definition for Full-Service Hotel and Limited-Service Hotel.

Chairman Davis opened the public hearing at 1:50 pm. Cassie Ham, Tourism and Marketing Manager, and Veer Patel spoke in favor of the proposed change. Chairman Davis closed the public hearing at 1:51 pm. Planning Tech Susan Davis stated that a Notice of Public Hearing was published in the Palestine Herald on December 14, 2024. Following discussion, Commissioner Wages made a motion, seconded by Commissioner Hollie to approve the item as presented. Upon vote, motion carried 5-0.

ADJOURN

With no other business to come before the Commission, Commissioner Lindsey made a motion, seconded by Commissioner Armstrong, to adjourn the meeting at 1:52 p.m. Motion carried 5-0.

PASSED AND APPROVED THIS 6th DAY OF FEBRUARY 2025.


Dan Davis, Chairman

ATTEST:


Susan Davis, Planning Tech