

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, February 6, 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, Adam Armstrong, Grizelda Castillo, and Lillian Hollie.

Commissioners Jennifer Thomason and Greg Lindsey were absent.

Staff present: Planning Tech Susan Davis and City Manager Admin Casey DeBord.

CALL TO ORDER

With a quorum present, Chairman Davis called the meeting to order at 1:33 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 Armstrong made a motion, seconded by Commissioner Castillo to approve minutes from the January 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. Public hearing, discussion and consideration of a Specific Use Permit for an Impound Vehicle Storage Facility use at 1921 Crockett Road, William S McDonald Survey, A-43, Block 890, Tract 8

Chairman Davis opened the public hearing at 1:38 pm. Planning Tech Susan Davis gave a summary of the area and its surroundings, and stated that three comments were returned in favor and three were returned in opposition in response to the notice mailed to property owners within the 200 ft. radius. Kayla Doolittle, the co-owner of Farrell Towing, spoke in favor of the request, and went over TDLR requirements including a six-foot metal fence, lighting, and storage limits. Jodi Davis, spoke in favor of the request, stating the area is hidden from the public. Chairman Davis closed the public hearing at 1:47 pm. Following the discussion, Commissioner Wages made a motion, seconded by Commissioner Castillo to approve item as presented. Upon vote, motion carried 5-0.

2. Public hearing and consideration regarding assigning a zoning district for the Hidden Hills Addition, consisting of 18.63 acres situated in the Joseph Jordan Survey, Abstract 33.

Chairman Davis opened the public hearing at 1:59 pm. Jorge Diaz with JD Builders spoke in favor of the request, providing details on the type of homes the subdivision will feature, which will include brick, 3-4 bedroom homes approximately 2,200 square feet in size. Mr. Diaz stated that he was involved with developments in Pittsburg and Mt. Pleasant. Several property owners in the Chancellor area spoke in opposition including Greg Gunnels, Margaret Banks, Rosana Arthur, David Banks, Ruby Reed, Clara Paige, Dale Coleman. Concerns include zoning, lot sizes, sales price, traffic, water pressure, drainage, and possible crime with the larger population going in the area. Chairman Davis closed public hearing at 2:47pm. Following discussion concerning the importance of growth and the need for housing in the area Commissioner Castillo made a motion, seconded by

Commissioner Hollie to approve the item as presented. Upon Vote Motion carried 4-0. Commissioner Wages was not present during the vote.

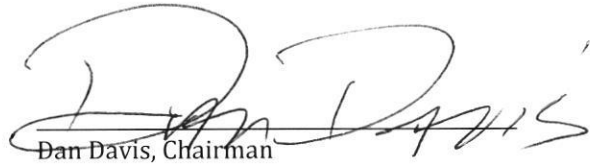
3. Public hearing and consideration regarding the Final Plat for the Hidden Hills Addition, Unit 1.

Chairman Davis opened the public hearing at 2:58pm. No one spoke in favor or in opposition. Chairman Davis closed the public hearing at 2:58 pm Following the discussion concerning the final plat, which is contingent upon the submission of a civil engineer plan, Commissioner Armstrong made a motion seconded by Commissioner Castillo to approve the item as presented. Upon vote, motion carried 4-0. Commissioner wages was not present during the vote.

ADJOURN


With no other business to come before the Commission, Commissioner Armstrong made a motion, seconded by Commissioner Castillo, to adjourn the meeting at 3:04 p.m. Motion carried 4-0.

PASSED AND APPROVED THIS 6th DAY OF March 2025.



Dan Davis, Chairman

ATTEST:



Susan Davis, Planning Tech