

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  
March 6, 2025  
1:30 p.m.  
City Council Chambers  
504 N. Queen Street  
Palestine, Texas**

**Zoom Link:**

<https://us02web.zoom.us/j/83423461756?pwd=Po0ldvLgYg7l7yP7YbWFX9fgtXphZx.1>

Meeting ID: 834 2346 1756

Passcode: 536156

One tap mobile

+13462487799,,83423461756#,,, \*536156# 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/palestinetx/](https://facebook.com/palestinetx/)

**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 February 6, 2025, meeting.

**F. PUBLIC HEARINGS / DISCUSSION AND ACTION ITEMS**

1. Public hearing and consideration regarding a request for a Specific Use Permit for a Private Athletic Facility use at 201 Salt Works Road, Jacob Snively Survey, A-63, Block 1242B, Tract 6A and 6B; and Lincoln Heights LDH, Block 1, Lot 39.

2. Public hearing and consideration of a request for a Specific Use Permit for a Wireless Communication Facility at 2233 West Point Tap Road, Joseph Jordan Survey, A-33, Block 1199, Tract 6A2.
3. Public hearing and consideration of a request to rezone 515 McNeill Street, John Arthur Survey, A-4, Block 1215, Tract 19A, 20, and 25, from Mixed Residential to Retail Commercial.
4. Public hearing and consideration of a request to amend Chapter 39, Article II, Section 39.2.2-13, Land Use Chart to remove the Hotel/Motel and Hotel, Extended Stay categories; and to add Limited-Service Hotel, Full-Service Hotel, and Motel categories.

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, March 3, 2025, at 12:30 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](mailto:citysecretary@palestine-tx.org) or 903-731-8414.



Agenda Date: 03/06/2025  
To: Planning and Zoning Commission  
From: Susan Davis, Planning Technician  
Agenda Item: Approval of Minutes for the February 6, 2024 Meeting  
Date Submitted: 03/03/2025

---

**SUMMARY:**

Consider approval of the Minutes from the February 6, 2025, 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, 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 6<sup>th</sup> DAY OF March 2025.

---

Dan Davis, Chairman

ATTEST:

---

Susan Davis, Planning Tech



Agenda Date: 03/06/2025  
To: Planning and Zoning Commission  
From: Susan Davis, Planning Technician  
Agenda Item: Specific Use Permit for a Private Athletic Facility  
Date Submitted: 03/03/2025

---

**SUMMARY:**

Public hearing, discussion, and consideration of a Specific Use Permit for a Private Athletic Facility use at 201 Salt Works Road, Jacob Snively Survey, A-63, Block 1242B, Tract 6A and 6B; and Lincoln Heights LDH, Block 1, Lot 39, which is zoned Mixed Residential. The applicant, Fletcher Crimbring, proposes to open an athletic facility for a fitness program to help build strength, agility, and confidence and will include both gymnastic and ninja programs. The location of the use is a vacant commercial structure. On February 14, 2025, twenty-five notices were mailed to property owners within 200 feet of the location of the specific use permit request. Three (12%) have been returned in favor of the request, zero (0%) have been returned in opposition, and twenty-two (88%) have not responded.

**RECOMMENDED ACTION:**

For public hearing, discussion, and consideration of a Specific Use Permit for a Private Athletic Facility use at 201 Salt Works Road, Jacob Snively Survey, A-63, Block 1242B, Tract 6A and 6B; and Lincoln Heights LDH, Block 1, Lot 39.

**CITY MANAGER APPROVAL:**

---

**Attachments**

Application  
Staff Report

# 250070



## SPECIFIC USE PERMIT APPLICATION

### APPLICANT INFORMATION

Applicant Name: FLETCHER CRIMBRING

Address:

City:

Phone Number:

### PROPERTY DESCRIPTION

Address (if available): 201 SALT WORKS

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

### PROPOSED USE OF PROPERTY

Describe the proposed use of the property (be specific): INDOOR ATHLETIC

FACILITY WITH PROGRAMS TO INCLUDE:

NINJA YOUTH PROGRAM, GYMNASTICS, PRESCHOOL  
CLASSES, PARENT + TODDLER CLASSES, OTHER  
YOUTH + CHILD MOVEMENT + CONDITIONING  
CLASSES

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



**PLANNING AND ZONING COMMISSION**  
**AGENDA DATE: March 6, 2025**  
**ITEM XZ-25-02 / STAFF REPORT**

---

<b>REQUEST:</b>	A specific use permit to allow a Private Athletic Facility to be placed at 201 Salt Works Road
<b>APPLICANT:</b>	Fletcher Crimbring
<b>EXHIBITS:</b>	Application, Maps and Photos
<b>PREPARED BY:</b>	Susan Davis, Planning Tech

---

**PROPERTY INFORMATION**

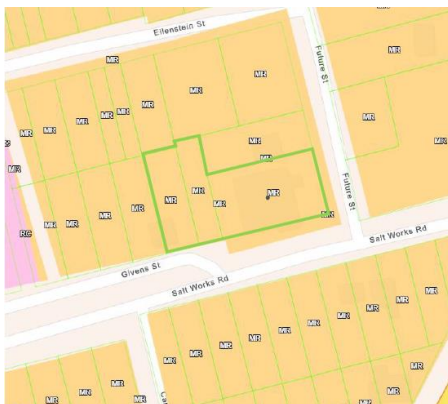
LOCATION:	201 Salt Works Road
ZONING:	Mixed Residential
OVERLAY ZONES:	None
LAND USE:	Vacant Commercial Structure
ADJACENT ZONING:	Mixed Residential
ACREAGE:	0.4459 acres
PROPERTY DESCRIPTION:	Jacob Snively Survey, A-63, Block 1242B, Tract 6A and 6B; and Lincoln Heights LDH, Block 1, Lot 39

**SUMMARY OF REQUEST**

The applicant, Fletcher Crimbring, applied for a specific use permit to allow a Private Athletic Facility use at 201 Salt Works Road. The focus of the athletic facility is a fitness program to help build strength, agility, and confidence and will include both gymnastic and ninja programs.

**PROPERTY ZONING AND LAND USE**

The property where the private athletic facility use is proposed to be located is zoned Mixed Residential (MR). Adjacent zoning is MR to the north, east, south, and west.





## **PUBLIC NOTICE**

On February 14, 2025, twenty-five notices were mailed to property owners within 200 feet of the location of the specific use permit request. Three (12%) have been returned in favor of the request, zero (0%) have been returned in opposition, and twenty-two (88%) have not responded.

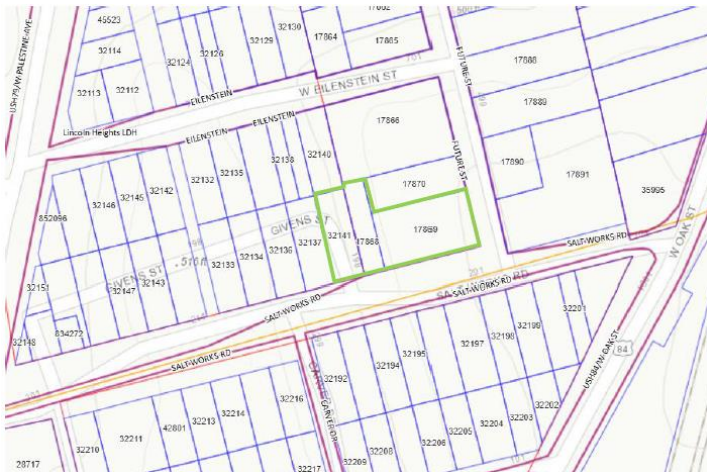
Comments returned include:

- This athletic center would greatly increase the neighborhood security of property value. It would be great to have a police officer in the neighborhood as well.
- Please do!

## **ZONING AND DEVELOPMENT REQUIREMENTS**

Chapter 39, Article II, Section 39.2.2-13 of the Code of Ordinances for the City of Palestine requires a Specific Use Permit for a Private Athletic Facility use in the MR zoning district.

## **SPECIFIC USE PERMIT LOCATION MAP**



## **STAFF COMMENTS**

The location of the Specific Use Permit application is the corner of Salt Works Road and Future Street. The currently vacant structure was previously a beer distributing facility.



## **COUNCIL REVIEW**

The item will be placed on Council's agenda for consideration on March 24, 2025.



Agenda Date: 03/06/2025  
To: Planning and Zoning Commission  
From: Susan Davis, Planning Technician  
Agenda Item: Specific Use Permit for a Wireless Communication Facility  
Date Submitted: 03/03/2025

---

**SUMMARY:**

Public hearing, discussion, and consideration of a Specific Use Permit for a Wireless Communication Facility at 2233 West Point Tap Road, Joseph Jordan Survey, A-33, Block 1199, Tract 6A2, which is zoned Retail Commercial. The applicant, Amentum/Brandt Dozier/Steve Kinley, on behalf of New Cingular Wireless PCS LLC/AT&T Mobility, proposes to add a 146' monopole with a height of 150' within a 100' x 100' tall CMU wall painted a color to suit the City of Palestine. AT&T would mount antenna at 146' on the monopole, and the antenna would be connected to base equipment on the ground by fiber and power cables. The ground cabinets would be mounted on a 87" x 180" steel platform on a 9' x 18' concrete pad. A diesel generator would also be mounted on the steel platform. Applicants have also filed a variance concerning the minimum setback from any single-family residential zoned property line, or conforming single-family use of minimum distance equal to three times the maximum height of the tower has been requested. A hearing will be held before the Zoning Board of Adjustment and Appeals. On February 21, 2025, ten notices were mailed to property owners within 200 feet of the location of the specific use permit request. No comments have been returned in favor or in opposition, and ten property owners (100%) have not responded.

**RECOMMENDED ACTION:**

For public hearing, discussion, and consideration of a Specific Use Permit for a Wireless Communication Facility use at 2233 West Point Tap Road, Joseph Jordan Survey, A-33, Block 1199, Tract 6A2.

**CITY MANAGER APPROVAL:**

---

**Attachments**

Application  
Staff Report



## SPECIFIC USE PERMIT APPLICATION

### APPLICANT INFORMATION

Applicant Name: Amentum/Brandt Dozier/Steve Kinley on behalf of New Cingular Wireless PCS LLC/AT&T Mobility  
Address: 11335 Glenforest Drive  
City: Montgomery State: Texas Zip: 77356  
Phone Number: [REDACTED]

### PROPERTY DESCRIPTION

Address (if available): 2233 West Point Tap Road, Palestine  
Subdivision: A0033 Jordan, Joseph Lot: 14032 Block:           
Anderson County Appraisal District Block Map # 1199 Tract #: 6A2  
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: The property is zoned RC-Retail Commercial.  
Currently operating on the property is Thompson Discount Movers, a full service moving company.  
performing both local and long-distance moves, including packing and storage.

### PROPOSED USE OF PROPERTY

Describe the proposed use of the property (be specific):           
To continue with the current use and for AT&T to add a 146' monopole with total height of 150' within  
a 100' x 100' - 8' tall CMU wall painted a color suitable to the City of Palestine. AT&T would mount  
antenna at 146' on the monopole and they would be connected to base equipment on the ground  
by fiber and power cables. The ground cabinets would be mounted on an 87" x 180" steel  
platform on a 9' x 18' concrete pad. A diesel generator would also be mounted on the steel  
platform.

Attach additional sheets if necessary including any surveys or drawings that will show the proposed improvements on the property- Please see attached additional items included with the submittal package.



**PLANNING AND ZONING COMMISSION**  
**AGENDA DATE: March 6, 2025**  
**ITEM XZ-25-03 / STAFF REPORT**

---

<b>REQUEST:</b>	A specific use permit to allow a Wireless Communication Facility at 2233 West Point Tap Road, A-33, Joseph Jordan Survey, Block 1199, Tract 6A2
<b>APPLICANT:</b>	Amentum/Brandt Dozier/ Steve Kinley on behalf of New Cingular Wireless PCS LLC/AT&T Mobility
<b>EXHIBITS:</b>	Application, Maps and Photos
<b>PREPARED BY:</b>	Susan Davis, Planning Tech

---

**PROPERTY INFORMATION**

LOCATION:	2233 West Point Tap Road
ZONING:	Retail Commercial
OVERLAY ZONES:	None
LAND USE:	Commercial
ADJACENT ZONING:	Manufactured Home Overlay District and Retail Commercial
ACREAGE:	2.8640 acres
PROPERTY DESCRIPTION:	Joseph Jordan Survey, A-33, Block 1199, Tract 6A2

**SUMMARY OF REQUEST**

The applicant, Amentum/Brandt Dozier/ Steve Kinley on behalf of New Cingular Wireless PCS LLC/AT&T Mobility, applied for a specific use permit to allow a Wireless Communication Facility at 2233 West Point Tap Road. The applicant proposes to add a 146' monopole with a height of 150' within a 100' x 100' tall CMU wall painted a color to suit the City of Palestine. AT&T would mount antenna at 146' on the monopole and the antenna would be connected to base equipment on the ground by fiber and power cables. The ground cabinets would be mounted on a 87" x 180" steel platform on a 9' x 18' concrete pad. A diesel generator would also be mounted on the steel platform.

**PROPERTY ZONING AND LAND USE**

The property where the wireless communication facility use is proposed to be located is zoned Retail Commercial (RC). Adjacent zoning is Manufactured Home Overlay District to the north, and Retail Commercial to the east, south, and west.



- (8) If attached directly to the vertical side(s) of a building or structure other than a monopole, the attached WCF antennas and related appurtenances shall be painted to blend in with the structure for which it is attached.
- (9) Any WCF equal to or less than 50 feet in height shall have a minimum setback from the right-of-way equal to the height of the tower.
- (10) Towers may not exceed 150 feet in height and must have a minimum setback from any single-family residentially zoned property line or conforming single-family use, and arterial and freeway rights-of-way, a minimum distance equal to three times the maximum height of the tower.
- (11) Any attached WCF on a roof of an existing building shall not exceed 15 feet in height above the top plate of the building.
- (12) Setbacks from roadways shall be measured from the edge of the right-of-way to the base of the pole. Setback distances shall not apply to antenna attachments to building rooftops, water utility tanks, or other existing vertical infrastructure.
- (13) The following are prohibited:
  - (a) Interference with city and public safety communication systems and/or area television or radio broadcast;
  - (b) Lattice towers;
  - (c) Advertising signage, except for the minimum signage required by the Federal Communications Commission (FCC) regulations or necessary for the operation of WCF;
  - (d) The use of guy wires is prohibited unless utilized in conjunction with an attached WCF to an existing building.

#### **SPECIFIC USE PERMIT LOCATION MAP**



**STAFF COMMENTS**

A variance concerning the minimum setback from any single-family residential zoned property line or conforming single-family use of minimum distance equal to three times the maximum height of the tower has been requested. A hearing will be held before the Zoning Board of Adjustment and Appeals during the last week of March, 2025.

**COUNCIL REVIEW**

The item will be placed on Council's agenda for consideration on March 24, 2025.





Agenda Date: 03/06/2025  
To: Planning and Zoning Commission  
From: Susan Davis, Planning Technician  
Agenda Item: Request to Rezone Mixed Residential to Retail Commercial  
Date Submitted: 03/03/2025

---

**SUMMARY:**

Public hearing, discussion, and consideration of a request to rezone 515 McNeill Street, John Arthur Survey, A-4, Block 1215, Tract 19A, 20, and 25, from Mixed Residential to Retail Commercial. The proposed rezoning area was included in the rezoning from Industrial to Mixed Residential, which was approved by City Council on August 12, 2024. The property subject to the rezoning request contains a non-conforming structure that has been vacant for more than six months. The property owner was included in the 200-ft radius mailing list for the August 2024 zoning hearings. On February 13, 2025, eighteen notices were mailed to property owners within 200 feet of the location of the zoning change application. As of the date of this report, zero (0%) comments have been returned in favor, six comments (33.33%) have been returned in opposition; and twelve (66.66%) property owners have not responded.

**RECOMMENDED ACTION:**

For public hearing, discussion, and consideration of a request to rezone 515 McNeill Street, John Arthur Survey, A-4, Block 1215, Tract 19A, 20, and 25, from Mixed Residential to Retail Commercial.

**CITY MANAGER APPROVAL:**

---

**Attachments**

Application



# 250070



## SPECIFIC USE PERMIT APPLICATION

### APPLICANT INFORMATION

Applicant Name: FLETCHER CRIMBRING

Address:

City:

Phone Number:

### PROPERTY DESCRIPTION

Address (if available): 201 SALT WORKS

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

### PROPOSED USE OF PROPERTY

Describe the proposed use of the property (be specific): INDOOR ATHLETIC

FACILITY WITH PROGRAMS TO INCLUDE:

NINJA YOUTH PROGRAM, GYMNASTICS, PRESCHOOL  
CLASSES, PARENT + TODDLER CLASSES, OTHER  
YOUTH + CHILD MOVEMENT + CONDITIONING  
CLASSES

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



Agenda Date: 03/06/2025  
To: Planning and Zoning Commission  
From: Susan Davis, Planning Technician  
Agenda Item: Amendment of Chapter 39, Section 39.2.2-13 Land Use Chart  
Date Submitted: 03/03/2025

---

**SUMMARY:**

Public hearing, discussion, and consideration of a request to amend Chapter 39, Article II, Section 39.2.2-13, Land Use Chart to remove the Hotel/Motel and Hotel, Extended Stay categories; and to add Limited-Service Hotel, Full-Service Hotel, and Motel categories as follows:

- (1) Limited-Service Hotel - Permitted by right in CBD, RC, HC, and I; Specific Use Permit required in PD and HP; Prohibited in RE, SR, UR, MR, MUN, MHP
- (2) Full-Service Hotel - Permitted by right in CBD, RC, HC, and I; Specific Use Permit required in PD and HP; Prohibited in RE, SR, UR, MR, MUN, MHP
- (3) Specific Use Permit required in CBD, RC, HC, I, PD; and Prohibited in RE, SR, UR, MR, MUN, MHP, and HP

**RECOMMENDED ACTION:**

For public hearing, discussion, and consideration of an amend Chapter 39, Article II, Section 39.2.2-13, Land Use Chart.

**CITY MANAGER APPROVAL:**

---