

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 Technician



**NOTICE OF MEETING
PLANNING AND ZONING
COMMISSION
April 3, 2025
1:30 p.m.
City Council Chambers
504 N. Queen Street
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/87444335989?pwd=e9ta3vYHG88RZDqiOWXuekYHxDVMwo.1>

Meeting ID: 874 4433 5989

Passcode: 566009

One tap mobile

+13462487799,,87444335989#,,, *566009# 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.](#)

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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. PUBLIC HEARINGS / DISCUSSION AND ACTION ITEMS

1. Public hearing and consideration of a request for a Specific Use Permit to allow body art at an existing business at 209 West Oak Street.

F. 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 31, 2025, at 1:15 p.m.**

A handwritten signature in blue ink that reads "April Jackson". The signature is fluid and cursive, with the first name "April" and last name "Jackson" clearly distinguishable.

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: 04/03/2025
To: Planning and Zoning Commission
From: Susan Davis, Planning Technician
Agenda Item: Specific Use Permit for Tattoo Facility at 209 West Oak
Date Submitted: 03/31/2025

SUMMARY:

Public hearing and discussion to consider a request for a Specific Use Permit allowing body art at an existing business at 209 West Oak Street, Original, Block 141, Lot 1 (Texas Land Company). The property is zoned CBD, Central Business District, which allows the use by right. However, the property is also located within a historic overlay, which only allows a Body Art Studio/Branding, Piercing and Tattoo Facility if approved by a specific use permit. On March 21, 2025, twenty notices were mailed to property owners within 200 feet of the location of the specific use permit request. One (5%) has been returned in favor of the request. None have been returned in opposition. Nineteen (95%) owners did not respond.

RECOMMENDED ACTION:

For public hearing, discussion, and consideration of a request for a Specific Use Permit to allow body art at an existing business at 209 West Oak Street.

CITY MANAGER APPROVAL:

Attachments

Application
Staff Report



SPECIFIC USE PERMIT APPLICATION

APPLICANT INFORMATION

Applicant Name: Madison Graves
Address: 209 w oak 309 oakdale oakdale
City: Red Elkhart State: TX Zip: 75839
Phone Number: [REDACTED] Email: _____ Fax: _____

PROPERTY DESCRIPTION

Address (if available): 209 w oak Palestine TX 75801
Subdivision: Original Lot: 1 Block: 141 (Texas Land Company)
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: Salon,

PROPOSED USE OF PROPERTY

Describe the proposed use of the property (be specific):
Salon* / permanent cosmetics /
Body art.
Private, blocked off room for future artists.
Salon at specific use
High walk through traffic downtown
Body art to bring more foot traffic to downtown

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: April 3, 2025
ITEM XZ-25-04 / STAFF REPORT

REQUEST:	A specific use permit to allow a Body Art Studio/Piercing/Tattoo Facility to be placed at 209 W. Oak
APPLICANT:	Madison Graves
EXHIBITS:	Application, Maps and Photos
PREPARED BY:	Susan Davis, Planning Tech

PROPERTY INFORMATION

LOCATION:	209 W. Oak
ZONING:	Central Business District, Downtown Historic District
OVERLAY ZONES:	None
LAND USE:	Commercial Structure
ADJACENT ZONING:	Central Business District
ACREAGE:	0.0540 acres
PROPERTY DESCRIPTION:	Original, Block 141, Lot 1 (Texas Land Company)

SUMMARY OF REQUEST

The applicant, Madison Graves, applied for a specific use permit to allow a Body Art Studio/Piercing/Tattoo Facility to be placed at 209 W. Oak. The applicant operates Sheerz and Beerz and would to add a private room for body art.

PROPERTY ZONING AND LAND USE

The property where the Body Art Studio/Piercing/Tattoo Facility use is proposed to be located is zoned Central Business District (CBD) and is also in the Downtown Historic District overlay. Adjacent zoning is Central Business District to the north, east, south, and west.



PUBLIC NOTICE

On March 12, 2025, twenty notices were mailed to property owners within 200 feet of the location of the specific use permit request. One (5%) has been returned in favor of the request, zero (0%) have been returned in opposition, and nineteen (95%) have not responded.

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 Body Art Studio/Piercing/Tattoo Facility use in the CBD zoning district.

SPECIFIC USE PERMIT LOCATION MAP



STAFF COMMENTS

The location of the Specific Use Permit application is an existing salon/barber shop. The owner would like to expand the business by adding body art. There are currently two other tattoo facilities in the downtown area.

COUNCIL REVIEW

The item will be placed on Council's agenda for consideration on April 28, 2025.