

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

Susan Davis, Planning Tech.



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

Zoom Link:

<https://us02web.zoom.us/j/84700860880?pwd=zki30raumFzkosxSJl4KEht8YXxsQa.1>

Meeting ID: 847 0086 0880

Passcode: 955197

One tap mobile

+13462487799,,84700860880#,,, *955197# 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 March 6, 2025, meeting.

F. 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.
2. Public hearing and consideration of a request for a Specific Use Permit allowing a Church/Rectory/Temple/Synagogue/Mosque/Other Place of Worship at 801 North Sycamore Street.

3. Public hearing and consideration of a request for a Specific Use Permit allowing a Hall/Reception/Banquet/Meeting use at 201 West Oak Street.

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, April 28, 2025, at 12:00 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: 05/01/2025
To: Planning and Zoning Commission
From: Susan Davis, Planning Technician
Agenda Item: Approval of Minutes for the March 6, 2025 Meeting
Date Submitted: 03/25/2025

SUMMARY:

Consider approval of the minutes from the March 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, March 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, Grizelda Castillo, Lillian Hollie, Greg Lindsey, and Adam Armstrong (Commissioner Armstrong attended via Zoom).

Commissioners Jennifer Thomason was 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 1:33 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

No public comments were made.

CONFLICT OF INTEREST DISCLOSURES

Commissioner Castillo advised that she would speak on behalf of Cedarvale during Public Hearing Item 2 and will recuse herself from the discussion and vote.

APPROVAL OF MINUTES

Commissioner Wages made a motion, seconded by Commissioner Lindsey to approve minutes from the February 5, 2025, meeting. Upon vote, the motion carried unanimously 5-0. Commissioner Armstrong was not present during the vote.

PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS

1. Public hearing 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.

Planning Tech Susan Davis gave a summary. Chairman Davis opened the public hearing at 1:39 pm. Fletcher Crimbring spoke in favor of the request and provided information on the hours of operation. James Smith, Robert Holcomb, and Charles Smith also spoke in favor. Ruby Bennett spoke in opposition due to concerns for security and safety. Chairman Davis closed the public hearing at 1:56 pm. Commissioner Lindsey made a motion, seconded by Commissioner Wages to approve item as presented. Upon vote, following discussion concerning vacancy, vagrants, security, and membership, the motion carried 6-0.

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.

Planning Tech Susan Davis gave a summary of the request and the wireless communication tower requirements. Chairman Davis opened the public hearing at 2:06 pm. Brandt Dozier, who has been working with AT&T in northeast Texas, spoke in favor of the request advising that the proposed tower is intended to address low coverage complaints, and discussed safety. Grizelda Castillo spoke in opposition on behalf of Jim Calopy, the owner of Cedarvale MHP. Chairman Davis closed the public hearing at 2:23 pm. Commissioner Lindsey made a motion, seconded by Commissioner Hollie to approve the item as presented. Upon vote, following discussion concerning the number of towers in the area, proximity to homes, and coverage complaints the motion carried 5-0. Commissioner Castillo was not present during the vote.

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.

Planning Tech Susan Davis gave a summary. Chairman Davis opened the public hearing at 2:35 pm. Crystal and Michael Cartwright spoke in favor of the request for a private club pursuant to TABC requirements to regulate membership, and work started at the 7100 sq. ft. structure. Charlie Smith and Robert Holcomb spoke in favor. Ella Green, Janie Wilson, James Smith, and Rodney Howard Sr. spoke in opposition. Chairman Davis closed the public hearing at 3:07 pm. Commissioner Lindsey made a motion, seconded by Commissioner Wages to approve the item as presented. Upon vote, following discussion concerning the history of the building and the area, the motion carried 5-1.

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.

Tourism Manager Cassie Ham spoke in favor and gave a summary of the amendment to the land use chart. Chairman Davis opened the public hearing at 3:20 pm. No one spoke with opposition. Chairman Davis closed the public hearing at 3:26 pm. Commissioner Wages made a motion, seconded by Commissioner Castillo to approve the item as presented. Upon vote, following discussion of full-service and limited-service hotels, the motion carried 5-0. Commissioner Lindsey was not present during the vote.

ADJOURN

With no other business to come before the Commission, Chairman Davis adjourned the meeting at 3:27 p.m.

PASSED AND APPROVED THIS 1st DAY OF May 2025.

Dan Davis, Chairman

ATTEST:

Susan Davis, Planning Tech



Agenda Date: 05/01/2025
To: Planning and Zoning Commission
From: Susan Davis, Planning Technician
Agenda Item: Specific Use Permit for Tattoo Facility at 209 West Oak Street
Date Submitted: 04/25/2025

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. Two (10%) have been returned in favor of the request. None were returned in opposition. Eighteen (90%) owners did not respond. On April 8, 2025, twenty revised notices were mailed to property owners within 200 feet of the location of the specific use permit, with no responses received.

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 Bluff 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: May 1, 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

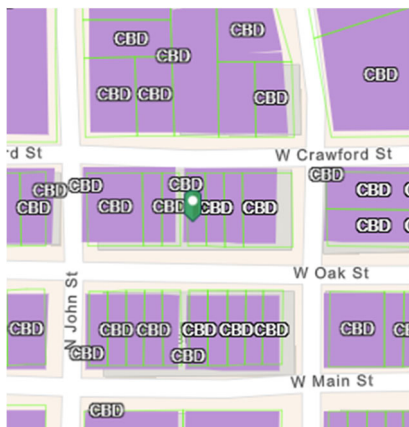
PROPERTY DESCRIPTION: Original, Block 141, Lot 1 (Texas Land Company)

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 21, 2025, twenty notices were mailed to property owners within 200 feet of the location of the specific use permit request. Two (10%) have been returned in favor of the request, zero (0%) have been returned in opposition, and eighteen (90%) have not responded.

On April 8, 2025, twenty notices were mailed to property owners within 200 feet of the location of the specific use permit request. Twenty property owners 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 May 12, 2025.



Agenda Date: 05/01/2025

To: Planning and Zoning Commission

From: Susan Davis, Planning Technician

Agenda Item: Specific Use Permit for Church or Other Place of Worship at 801 North Sycamore Street

Date Submitted: 04/25/2025

SUMMARY:

Public hearing and discussion to consider a request for a Specific Use Permit allowing a Church/Rectory/Temple/Synagogue/Mosque/Other Place of Worship at 801 North Sycamore Street, Original, Block 100 (Central), Lot 1, 2 & 8. The property is zoned CBD, Central Business District, and is also located within a historic overlay, which only allows a Church/Rectory/Temple/Synagogue/Mosque/Other Place of Worship if approved by a specific use permit. On March 28, 2025, seven notices were mailed to property owners within 200 feet of the location of the specific use permit request. One (14%) has been returned in favor of the request. None have been returned in opposition. Six (86%) owners did not respond.

RECOMMENDED ACTION:

For public hearing, discussion, and consideration of a request for a Specific Use Permit allowing a Church/Rectory/Temple/Synagogue/Mosque/Other Place of Worship at 801 North Sycamore Street.

CITY MANAGER APPROVAL:

Attachments

Application

Staff Report



250187

SPECIFIC USE PERMIT APPLICATION

250187

APPLICANT INFORMATION

Applicant Name: Kevin Fuhr
Address: 801 N Sycamore 100 W Crawford Apt 5
City: Palestine State: TX Zip: 75801
Phone Number: [REDACTED] Email: [REDACTED] Fax: [REDACTED]

PROPERTY DESCRIPTION

Address (if available): 801 N Sycamore Street
Subdivision: Original Block 100 (Central) Lot: 1,28 Block: 100
Anderson County Appraisal District Block Map # 100 Tract #: [REDACTED]
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 Church

PROPOSED USE OF PROPERTY

Describe the proposed use of the property (be specific): Church, house of prayer

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: May 1, 2025
ITEM XZ-25-06 / STAFF REPORT

REQUEST: A specific use permit to allow a church/rectory, temple, synagogue, mosque, or other place of worship use at 801 North Sycamore

APPLICANT: Kevin Fuhr

EXHIBITS: Application, Maps and Photos

PREPARED BY: Susan Davis, Planning Tech

PROPERTY INFORMATION

LOCATION: 801 North Sycamore

ZONING: CBD, Central Business District

OVERLAY ZONES: None

LAND USE: Commercial

ADJACENT ZONING: Central Business District

ACREAGE: 1.0630 acres

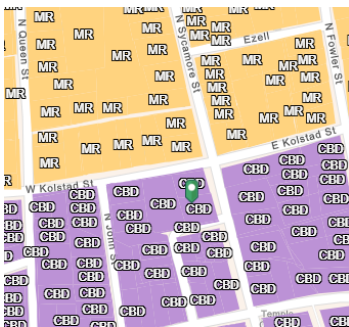
SUBDIVISION: Original

SUMMARY OF REQUEST

The applicant, Kevin Fuhr, applied for a specific use permit to allow a church/rectory, temple, synagogue, mosque, or other place of worship use at 801 North Sycamore. Applicant is working on the restoration of a vacant structure that was formerly operated as a church.

PROPERTY ZONING AND LAND USE

The property where the church/rectory, temple, synagogue, mosque, or other place of worship use is proposed to be located is zoned Central Business District. Adjacent zoning districts includes Mixed Residential to the north and Central Business District to the east, south, and west.



PUBLIC NOTICE

On March 28, 2025, seven 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 seven (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 church/rectory, temple, synagogue, mosque, or other place of worship use in the Central Business zoning district.

SPECIFIC USE PERMIT LOCATION MAP



STAFF COMMENTS

The proposed location was previously operated by First Baptist Church but has been vacant for more than six months. Pursuant to Zoning Code Section 39.2.3-17 Discontinuance or Abandonment of Nonconforming Use/Structure the nonconforming use ceased after the six month vacancy which results in a the requirement of a new Specific Use Permit.

COUNCIL REVIEW

The item will be placed on Council's agenda for consideration on May 12, 2025.



Agenda Date: 05/01/2025
To: Planning and Zoning Commission
From: Susan Davis, Planning Technician
Agenda Item: Specific Use Permit for a Hall/Reception at 201 W Oak Street
Date Submitted: 04/25/2025

SUMMARY:

Public hearing and discussion to consider a request for a Specific Use Permit allowing a Hall/Reception/Banquet/Meeting use at 201 West Oak Street, Original, Block 141, Lot 4 & 5 (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 Hall/Reception/Banquet/Meeting use if approved by a specific use permit. On March 28, 2025, twenty notices were mailed to property owners within 200 feet of the location of the specific use permit request. Twenty (100%) owners did not respond.

RECOMMENDED ACTION:

For public hearing, discussion, and consideration of a request for a Specific Use Permit allowing a Hall/Reception/Banquet/Meeting use at 201 West Oak Street.

CITY MANAGER APPROVAL:

Attachments

Application
Staff Report



PROPERTY INFORMATION

SUMMARY OF REQUEST

PROPERTY ZONING AND LAND USE

PUBLIC NOTICE

On March 28, 2025, twenty-one 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 twenty-one (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 Downtown Historic and Main Street Districts.

SPECIFIC USE PERMIT LOCATION MAP



STAFF COMMENTS

The proposed location was formerly occupied by Palestine Furniture. Two similar businesses are operating within two blocks of the proposed location.

COUNCIL REVIEW

The item will be placed on Council's agenda for consideration on May 12, 2025.