

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, June 5, 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 Greg Lindsey, Grizelda Castillo, Lilian Hollie, Adam Armstrong, and Johnathan Strange.

Commissioner Kristy Wages 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 1:30 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

No public comments were made.

CONFLICT OF INTEREST DISCLOSURES

None.

APPROVAL OF MINUTES

With the correction of Lillian Hollie's last name, Commissioner Lindsey made a motion, seconded by Commissioner Armstrong to approve minutes from the May 1, 2025, meeting. Upon vote, the motion carried unanimously 6-0.

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.

Planning Tech Susan Davis gave a summary. Chairman Davis opened the public hearing at 1:35 pm. Madison Graves spoke in favor of the request and stated that the tattoo use would be contained to one room in an existing business. There were no comments on opposition. Chairman Davis closed the public hearing at 1:36 pm. Commissioner Strange made a motion, seconded by Commissioner Armstrong to approve item as presented. Upon vote the motion carried 6-0.

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.

Planning Technician Susan Davis presented a summary of the request. Chairman Davis opened the public hearing at 1:41 pm. Kevin Fuhr spoke in favor adding that the building would be used as originally intended as a church. Michael Watson, John Wilson, and Natalie Watson spoke in favor, citing improvements to the property, reduced vandalism, and increased neighborhood safety. Stephanie Wright, a nearby resident, voiced concerns about potential traffic impacts and requested additional information about the proposed use. No one spoke in opposition. Chairman Davis closed the public hearing at 1:48 pm. Commissioner Armstrong made a motion, seconded by Commissioner Lindsey, to approve the item as presented. Upon vote, following discussion concerning parking and restoration, the motion carried 6-0.

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.

Planning Technician Susan Davis provided a summary of the request. Chairman Davis opened the public hearing at 1:52 p.m.; no one spoke in favor or opposition. The public hearing was closed at 1:52 p.m. Commissioner Strange made a motion, seconded by Commissioner Hollie, to approve the item as presented, noting it had been discussed at the prior meeting. The motion carried unanimously with a vote of 6-0.

4. Public hearing and consideration of a request for a Specific Use Permit allowing a Child Day Care Center at 715 North Sycamore Street.

Planning Technician Susan Davis presented a summary of the request. Chairman Davis opened the public hearing at 1:56 p.m. Applicant Kevin Fuhr spoke in favor, stating that the building was previously used for childcare and Sunday school, and he intends to relocate his current daycare to the first floor, with plans to use the second floor for administrative offices in the future. Michael Watson, Natalia Watson, and John Wilson also spoke in favor. No one spoke in opposition. Chairman Davis closed the public hearing at 2:04 p.m. Commissioner Armstrong made a motion to approve the request, seconded by Commissioner Castillo. The motion carried unanimously with a vote of 6-0.

5. Public hearing and consideration of a request for a Specific Use Permit to allow a Hall/Reception/Banquet/ Meeting at 202 West Oak Street.

Planning Technician Susan Davis provided a summary of the request. Chairman Davis opened the public hearing at 2:07 p.m. Applicant Madison Graves spoke in favor of the request stating the venue would hold smaller events and does not have access to the second floor. No one spoke in opposition. Chairman Davis closed the hearing at 2:09 p.m. Commissioner Castillo made a motion, seconded by Commissioner Lindsey. The motion carried unanimously with a vote of 6-0.

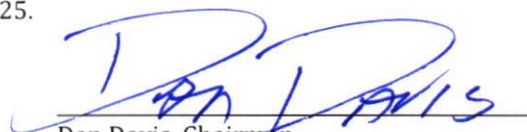
6. Public hearing and consideration of a request for a Specific Use Permit to allow a short-term rental at 717 North Sycamore Street.

Planning Technician Susan Davis provided a summary of the request. Chairman Davis opened the public hearing at 2:15 p.m. Applicant John Wilson spoke in favor of the request, along with Kevin Fuhr and Michael Watson, all expressing that short-term rentals are needed in the area. Mr. Wilson stated that he would comply with all regulations and, if any issues arose from the Airbnb use, he would either sell the property or convert it to a long-term rental. Commissioner Armstrong made a motion seconded by Commissioner Strange to approve the application. The motion carried unanimously with a vote 6-0.

ADJOURN

With no other business to come before the Commission, Commissioner Lindsey made a motion, seconded by Commissioner Strange, to adjourn the meeting at 2:24 p.m. Motion carried 6-0.

PASSED AND APPROVED THIS 7th DAY OF AUGUST 2025.


Dan Davis, Chairman

ATTEST:


Susan Davis, Planning Tech