

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, October 2, 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, Lilian Hollie, and Johnathan Strange.

Commissioners Adam Armstrong and Greg Lindsey were absent

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

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.

DIRECTORS REPORT

Susan Davis provided a summary and answered questions concerning the Development Services monthly report.

APPROVAL OF MINUTES

Commissioner Wages made a motion, seconded by Commissioner Strange to approve minutes from the August 7, 2025, meeting. Upon vote, the motion carried unanimously 5-0.

PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS

1. Public hearing and consideration of a request for a zoning change from Suburban Residential (SR) to Retail Commercial (RC) at 102 Nannie Lane.

Planning Tech Susan Davis gave a summary. Chairman Davis opened the public hearing at 1:40 pm. Martin Lawrence spoke in opposition, stating that the traffic and noise have impacted the neighborhood. No one spoke in favor of the request. Chairman Davis closed the public hearing at 1:47 pm. Commissioner Strange made a motion, seconded by Commissioner Wages to deny the zoning change. Commissioners voice support for overall growth and acknowledged the applicant may have difficulty selling the property, that the property's location along the loop frontage makes it suitable for business use but that additional commercial encroachment into the neighborhood should be avoided. Following further discussion concerning the traffic impact, 50% opposition received, and precedent that could negatively affect the neighborhood, the motion carried with a vote of 4-1.

2. Discussion and possible action regarding the appointment of the Chair and Vice-Chair of the Planning and Zoning Commission.

Commissioner Castillo made a motion seconded by Commissioner Hollie to keep Dan Davis as Chair and Kristy Wages as Vice Chair. Upon vote, the motion carried unanimously 5-0.

ADJOURN

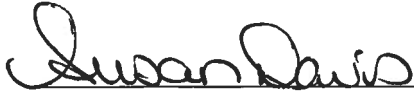
With no other business to come before the Commission, the meeting adjourned at 2:04 p.m.

PASSED AND APPROVED THIS 6th DAY OF NOVEMBER 2025.



Dan Davis, Chairman

ATTEST:



Susan Davis, Planning Tech