

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, November 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, Lilian Hollie, Johnathan Strange, and Adam Armstrong.

Commissioner Greg Lindsey was 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 Strange made a motion, seconded by Commissioner Wages to approve minutes from the October 2, 2025, meeting. Upon vote, the motion carried unanimously 6-0.

PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS

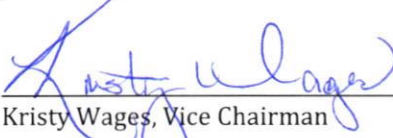
1. Public hearing and discussion to consider a request for a Specific Use Permit for an electrical substation at 3101 S. Loop 256, also identified as Broyles Switch Station Addition, Block A-L.

Chairman Davis stated that thirty-one notices were sent to the 200 ft radius with no responses received in favor or in opposition. Chairman Davis opened the public hearing at 1:33 pm. Ashton Miller with Oncor spoke in favor and expressed the need to take electrical demand off the existing station. Beth Broyles spoke in opposition and stated concerns about the impact on the property owned by parents. Bonita Schraut and Terrance Schraut asked about access on Pershing Street. Chairman Davis closed the public hearing at 1:45 pm. Commissioner Wages made a motion, seconded by Commissioner Hollie to approve the Specific Use Permit. Following further discussion concerning the impact on adjacent properties, the motion carried with a vote of 6-0.

ADJOURN

With no other business to come before the Commission, the meeting adjourned at 1:59 p.m.

PASSED AND APPROVED THIS 8th DAY OF JANUARY 2026.



Kristy Wages, Vice Chairman

ATTEST:



Susan Davis, Planning Tech