

Brick Parsons, Chair  
Paul Martine, Board Member  
Robert Wilburn, Board Member  
Christie Scroggins, Board Member  
Mike Searcy, Board Member  
Cameron Lynch, Board Member

Susan Davis, Planning Tech.



**NOTICE OF MEETING**  
**ZONING BOARD OF ADJUSTMENTS AND APPEAL**  
**March 26, 2025**  
**10:00 am**  
**City Council Chambers**  
**504 N. Queen Street**  
**Palestine, Texas**

**The Board may meet in Closed Session regarding any item on this agenda if necessary, as permitted by Subchapter D of Chapter 551 of the Texas Government Code.**

**Zoom Link:**

<https://us02web.zoom.us/j/82713397850?pwd=VHhSLa8bYq3uu23v0FP62G4Z890olR.1>

Meeting ID: 827 1339 7850  
Passcode: 079000

One tap mobile  
+13462487799,,82713397850#,,, \*079000# 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/palestinetx/](https://facebook.com/palestinetx/)

**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 Board. Members of the public may join via Zoom or in person.

**D. CONFLICT OF INTEREST DISCLOSURES**

**E. PUBLIC HEARINGS/ ITEMS FOR CONSIDERATION**

1. Public hearing and consideration of a request for a variance to allow a wireless communication facility within 200' of a single-family residential zoned property line at 2233 West Point Tap Road, Joseph Jordan Survey, A-33, Block 1199, Tract 6A2.

**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 **Friday, March 21, 2025, at 5:45 pm.**

April Jackson, City Secretary

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, 504 N. QUEEN STREET, PALESTINE, TEXAS 75801 (903-731-8414).



Agenda Date: 03/26/2025  
To: Zoning Board of Adjustments and Appeal  
From: Susan Davis, Planning Technician  
Agenda Item: Variance of the Setback for Wireless Communication Facility  
Date Submitted: 03/21/2025

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**SUMMARY:**

Public hearing, discussion, and consideration of a request for a variance to allow a wireless communication facility at 2233 West Point Tap Road, Joseph Jordan Survey, A-33, Block 1199, Tract 6A2, within 200' of a single-family residential zoned property line, or conforming single-family use. The applicant, Amentum/Brandt Dozier/Steve Kinley, on behalf of New Cingular Wireless PCS LLC/AT&T Mobility, proposes to add a 146' monopole with a height of 150' within a 100' x 100' tall CMU wall painted a color to suit the City of Palestine. AT&T would mount the antenna at 146' on the monopole, which would be connected to base equipment on the ground by fiber and power cables. The ground cabinets would be mounted on an 87" x 180" steel platform on a 9' x 18' concrete pad. A diesel generator would also be mounted on the steel platform. Applicants request a 200' variance of the minimum 450' setback from any single-family residential zoned property line, or conforming single-family use. The 450' setback is calculated based on a minimum distance equal to three times the maximum height of the tower.

**RECOMMENDED ACTION:**

Public hearing, discussion, and consideration.

**CITY MANAGER APPROVAL:**

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**Attachments**

Application  
Maps



## APPLICATION TO THE ZONING BOARD OF ADJUSTMENT AND APPEALS

OWNER AND APPLICANT INFORMATION: (Location where variance is being requested)			
Property Address:	2233 West Point Tap Road, Palestine		
Legal Description:	Subdivision: A0033 Jordan, Joseph	Block: 14032	Lot:
	Appraisal District Tract and Block (if not part of a recorded subdivision): Block # 1199, Tract # 6A2		
Land Use and Zoning:	Current Use of the Property: Thompson Discount Movers a full-service moving company		
	Zoning: RC-Retail Commercial	Acreage: 2.86 acres	
Property Owner Info:	Name: Daniel Thomas and Kati Jean Thomas		
	Address: 960 Anderson County Road 151, Palestine, TX 75081		
	Phone: [REDACTED]	Email: [REDACTED]	
Applicant Info:	Name: Amentum/Brandt Dozier/Steve Kinley on behalf of New Cingular Wireless PCS LLC/AT&T Mobility		
	Address: 11335 Glenforest Drive, Montgomery, TX 77356		
	Phone: [REDACTED]	Email: [REDACTED]	

VARIANCE REQUEST INFORMATION:	
Reason for Requesting a Variance:	AT&T is proposing a total height of the monopole of 150', based on the code noted below, this would require a 450' setback from residential property. We are approximately 250'+ from residentially zoned property and are requesting a 200' setback variance. The proposed pole is not designed to fail and if it failed it wouldn't fall more than the height of the pole and we are more than 100' away greater than the height of the pole from the residential property line at 250'.

ZONING AND DEVELOPMENT CODE REQUIREMENTS:	
Indicate which codes you are requesting to vary from:	Sec. 39.2.4 - 50. Wireless Communications Facilities 10.
Towers may not exceed 150 feet in height and must have a minimum setback from any single-family residentially zoned property line or confirming single-family use, and arterial and freeway rights-of-way, a minimum distance equal to three (3) times the maximum height of the tower.	



**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT AND APPEALS**

**PROPERTY OWNER OR AUTHORIZED APPLICANT SIGNATURE PAGE:**

I acknowledge under penalty of perjury that I am the legal owner of the property described in the application or, alternatively, that I am authorized to represent all of the owners of the property described in this application.

**YOUR DRIVER'S LICENSE MUST SHOW YOUR CURRENT ADDRESS AND IT CANNOT BE EXPIRED.**



Signature of Applicant



# AT&T Current Propagation Without Proposed Site

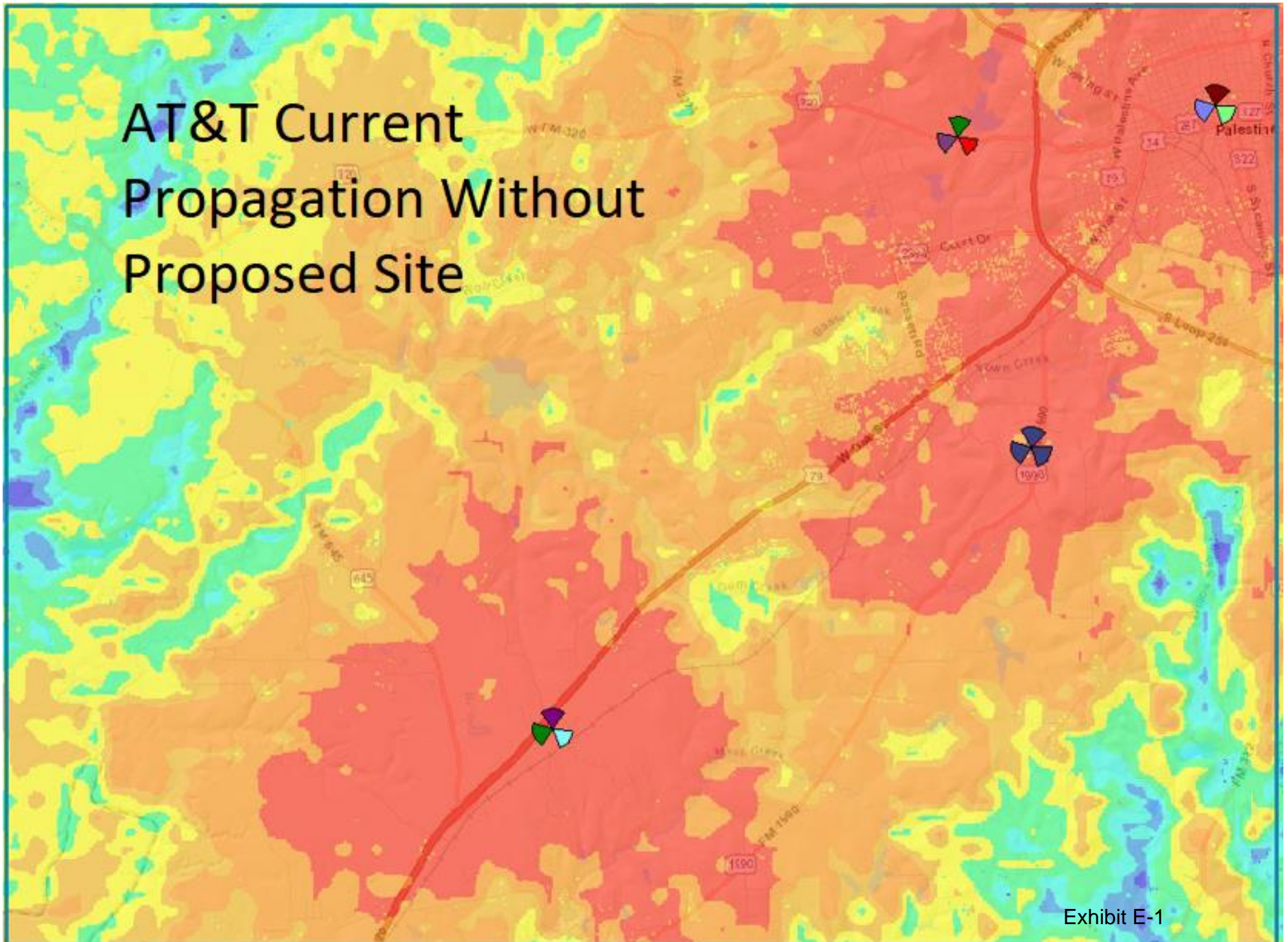


Exhibit E-1



# AT&T Expected Propagation With Proposed Site

