THE STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Thursday, September 11, 2025, at 10:00 a.m. in the City Council Chambers at 504 N. Queen Street, Palestine, Texas, with the following people present: Chairman Brick Parsons; Members Mike Searcy, Christie Scoggins, Paul Martine, and Robert Wilburn; and alternate Member Ross Dickerson.

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

CALL TO ORDER – REGULAR MEETING

With a quorum present Chairman Brick Parsons called the meeting to order at 10:10 a.m.

PROPOSED CHANGES OF AGENDA ITEMS
None.

PUBLIC COMMENTS
None.

CONFLICT OF INTEREST DISCLOSURES
None.

DIRECTOR'S REPORT
Staff will continue to provide a copy of the Development Services Department monthly report.

APPROVAL OF MINUTES
Consider approval of the minutes for May 28, 2025, and June 18, 2025, meetings.

Board Member Mike Searcy made a motion, seconded by Chairman Brick Parsons to approve the minutes for May 28, 2025, and June 18, 2025, meetings as presented . Upon vote, the motion carried unanimously 4-0. (Robert Wilburn was not present during the vote)

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

1. Public hearing and consideration of a request for a variance to allow a water well inside the city limits at 105 Holly Lane.

Chairman Parsons opened the public hearing at 10:14 am. Applicants John McLen and Holly McLen were present and spoke in favor and stated that the well will be used for gardening. Connie Severn also spoke in favor and stated that the well had been there for years. No one spoke in opposition. Chairman Parsons closed the public hearing at 10:17 am. Chairman Parson made a motion, seconded by Member Scroggins to approve the request. Planning Tech Susan Davis provided a summary and confirmed the applicant is on city water and sewer services. Member Searcy well could stay in place if the parcels were sold. Upon vote, motion carried unanimously 5-0.

2. Public hearing and consideration of a request for variance to allow a 750 sq. ft. pole sign at 2000 S Loop 256.

Chairman Parsons opened the public hearing at 10:22 am. Applicant John Christon was in attendance and spoke in favor of replacing the existing mall sign and increasing the size to allow for multi-tenants. Rebecca Cole asked for clarification of which signs would be removed. No one spoke in opposition. Chairman Parsons closed the public hearing at 10:24 am. Member Searcy made a motion, seconded by Member Martine to approve the request. The applicant confirmed that branding by each tenant will be allowed subject to sign application approval and that the

Aarons sign will be removed upon termination of the lease. Upon vote motion the motion carried unanimously 5-0.

3. Public hearing and consideration of a request for variance to eliminate parking islands and oak trees from the landscaping plan for 804 E. Newman.

Planning Tech Susan Davis provided a summary of the request. Chairman Parsons opened the public hearing at 10:33 am. Ward Rabb and Michael Rabb with Rabb Construction representing Atwoods Ranch and Home attended via Zoom and spoke in favor of the variance on islands at the end of parking lanes which created problems for stock trailer or gooseneck trailers and for variance on the 3" caliper tree on the street frontage which will increase cost by $250,000. No one spoke in opposition. Chairman Parsons closed the public hearing at 10:37 am. Member Martine made a motion, seconded by Member Scroggins to approve the request. During discussion Ward Rabb clarified that the ordinance requires a 3" diameter tree, that is it hard to maneuver big trucks around the islands, that irrigation will be installed in the island and perimeter, and that only the islands shaded on the plan will be removed. Member Martine amended the motion, seconded by Member Scroggins to approve the request to remove the parking lot islands and waive size requirement for landscaping selected from the approved list. Upon vote, the motion carried unanimously 5-0.

ADJOURN

With no other business to come before the Board, Chairman Parsons made a motion, seconded by Member Searcy, to adjourn the meeting at 11:02 a.m.

PASSED AND APPROVED THIS 13th DAY OF November 2025.

Brick Parsons, Chairman

ATTEST:

Susan Davis

Susan Davis, Planning Tech