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

The Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Thursday, November 13, 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, Paul Martine, and Robert Wilburn.

Members Christie Scroggins and Cameron Lynch were absent.

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 10:01 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 from the September 11, 2025, Zoning Board of Adjustment and Appeals meeting, and ratification of the minutes from the May 28, 2025, and June 18, 2025, meetings.

Chairman Brick Parsons made a motion, seconded by Board Member Paul Martine to approve the minutes for September 11, 2025, meeting as presented. Upon vote, the motion carried unanimously 4-0.

Chairman Brick Parsons made a motion, seconded by Board Member Mike Searcy to ratify the approval of the minutes for the May 28, 2025, and the June 18, 2025, meetings.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

1. Public hearing, discussion, and consideration of a request for variances to the location of the main public entrance and the 20% first-floor window requirement on walls facing a public street at 603 N. Sycamore Street.

Chairman Parsons opened the public hearing at 10:11 am. Jacob Scroggins, the architect on the project spoke in favor and stated that the applicant proposed building a secondary multipurpose building due to accessibility with primary and that the entrance and window requirements do not work for the purpose of the building. No one spoke in opposition. Chairman Parsons closed the public hearing at 10:16am. Board Member Searcy made a motion, seconded by Board Member Martin to approve the request. Following discussion concerning egress requirements, the façade, and project completion, the motion carried unanimously 4-0.

2. Public hearing, discussion, and ratification of a request for a variance to allow a water well within the city limits at 105 Holly Lane.

Chairman Parsons opened the public hearing at 10:23 am. No one spoke in favor nor in opposition. Chairman Parsons closed the public hearing at 10:23 am. Board Member Searcy made a motion, seconded by Board Member Martine to ratify approval of the request. Upon vote motion the motion carried unanimously 4-0.

3. Public hearing, discussion, and ratification of a request for a variance to allow a 750 sq. ft. pole sign at 2000 S. Loop 256.

Chairman Parsons opened the public hearing at 10:23 am. No one spoke in favor nor in opposition. Chairman Parsons closed the public hearing at 10:23 am. Board Member Searcy made a motion, seconded by Board Member Martine to ratify approval the request. Upon vote motion the motion carried unanimously 4-0.

4. Public hearing, discussion, and consideration of a request for a variance to eliminate parking lot islands and oak trees from the landscaping plan at 804 E. Newman Street.

Chairman Parsons opened the public hearing at 10:27 am. No one spoke in favor nor in opposition. Chairman Parsons closed the public hearing at 10:27 am. Board Member Searcy made a motion, seconded by Board Member Martine to ratify the approval of the parking lots and waive the size requirements for the landscaping selected from the approved list. Upon vote motion the motion carried unanimously 4-0.

ADJOURN

With no other business to come before the Board, Chairman Parsons made a motion, seconded by Member Searcy, to adjourn the meeting at 10:32 a.m.

PASSED AND APPROVED THIS 29th DAY OF JANUARY 2026.

Brick Parsons, Chairman

ATTEST:

Susan Davis

Susan Davis, Planning Tech