

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, February 5, 2026, at 1:30 p.m., in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present: Chairman Kristy Wages, and Commissioners Johnathan Strange, Jeffrey Roberson, Greg Lindsey, and Adam Armstrong.

Commissioners Grizelda Castillo and Lilian Hollie were absent

Staff present: Planning Tech Susan Davis and City Secretary April Jackson.

CALL TO ORDER

With a quorum present, Chairman Wages called the meeting to order at 1:32 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

No public comments were made.

CONFLICT OF INTEREST DISCLOSURES

None.

APPROVAL OF MINUTES

Commissioner Strange made a motion, seconded by Commissioner Lindsey to approve minutes from the January 8, 2026, meeting. Upon vote, the motion carried unanimously 5-0.

PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS

1. Public hearing and discussion to consider a request for a Specific Use Permit allowing a restaurant/cafe at 502 Micheaux Avenue.

Planning Tech Susan Davis stated that thirteen notices were sent to the property owners within a 200 ft. radius and that one response was received in favor and one was received in opposition. Chairman Wages opened the public hearing at 1:43 pm. Caroline Carnathan spoke in favor. Applicant Timothy Triplett spoke in favor stated intent to return the building to historical accuracy and addressed parking concerns. No one spoke in opposition. Chairman Wages closed the public hearing at 1:50 pm. Commissioner Strange made a motion, seconded by Commissioner Armstrong to approve the Specific Use Permit. Following further discussion concerning revitalization of an old property and the city's noise ordinance, the motion carried with a vote of 5-0.

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

Commissioner Strange made a motion, seconded by Commissioner Lindsey to appoint Kristy Wages as Chairman. Upon vote, the motion carried 5-0.

Commissioner Roberson made a motion, seconded by Commissioner Armstrong to appoint Greg Lindsey as Vice Chairman. Following discussion, the motion was rescinded.

Commissioner Armstrong made a motion, seconded by Commissioner Roberson to appoint Johnathan Strange as Vice Chairman. Upon vote, the motion carried 5-0.

Minutes of the Planning and Zoning Commission Meeting of February 5, 2026

ADJOURN

With no other business to come before the Commission, the meeting adjourned at 2:10 p.m.

PASSED AND APPROVED THIS 5th DAY OF MARCH 2026.



Kristy Wages, Chairman

ATTEST:



Susan Davis, Planning Tech