

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, August 6, 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, Lillian Hollie, Aderemi Adebisi, and Adam Armstrong.

Commissioners Jeffrey Roberson was absent.

Staff present: Development Services Director Susan Davis, City Secretary April Jackson, and City Manager Admin Corby Neal.

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.

DIRECTOR'S REPORT

Development Services Director Susan Davis welcomed new commissioner Aderemi Adebisi. The Development Services report for the month of June 2026 was attached to the agenda.

APPROVAL OF MINUTES

Commissioner Strange made a motion, seconded by Commissioner Hollie to approve minutes from the May 7, 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 to allow transitional housing at 1812 E. Murchison Street (Applicant: Aim High Foundation for Kids)

Development Services Director Susan Davis provided a summary of the notices mailed to the 200 ft radius and comments received. Chairman Wages opened the public hearing at 1:36pm. No comment was made in favor. Comments and questions were presented by Tabitha Enge, Roger Green, and Sheree Henry concerning safety, supervision, the capacity of the children served, and the service area. Chairman Wages closed the public hearing at 1:44 pm. Commissioner Armstrong made a motion, seconded by Chairman Wages to approve the request. Tanisha Butler spoke on behalf of the applicant advising that the nonprofit would house seven children (not from juvenile detention) and four employees, children would attend public school, and that Health and Human Services provides reimbursement for the care of the children. Upon vote, following discussion, the motion carried unanimously 5-0.

2. Public hearing, discussion, and consideration of amending Chapter 39, Section 39.2.1-2 of the Zoning Code to establish a Manufactured Home Overlay District generally located between W. Burkitt Street and W. Cook Street, extending from Haw Street to S. Hickory Street.

Development Services Director Susan Davis provided a summary of the notices mailed to the 200 ft radius, placement of signs, comments received, current zoning allowing manufactured homes, and the code difference between HUD code manufactured homes and IRC site built homes. Chairman Wages opened the public hearing

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at 2:10 pm. Rodney Howard, Christine Averett, Ralph Whitehead, Denise Kilburn, and Tabitha Enge spoke in favor of manufactured homes. Ethel Crawford, Sheree Henry, Glennis Deckert, Nora Ferrentiz, Martha Paxton, and Latonya Gaston spoke in opposition citing concerns about property value, materials, and deterioration. Chairman Wages closed the public hearing at 2:50 pm. Commissioner Hollie made a motion, seconded by Commissioner Armstrong to approve the request. Upon vote, following discussion, the motion carried unanimously 5-0.

ADJOURN

With no other business to come before the Commission, the meeting adjourned at 3:16 p.m.

PASSED AND APPROVED THIS 1st DAY OF OCTOBER 2026.

ATTEST:



Susan Davis, Development Services Director



Kristy Wages, Chairman