

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

The Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Thursday, January 29, 2026, 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 Christie Scroggins, Mike Searcy, Ross Dickerson, and Robert Wilburn.

Members Paul Martine and Cameron Lynch were absent.

Staff present: Planning Tech Susan Davis, City Manager Teresa Herrera, City Secretary April Jackson, and Building Inspector R. D. Jenkins.

CALL TO ORDER – REGULAR MEETING

With a quorum present Chairman Parsons called the meeting to order at 10:01 a.m.

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

None.

CONFLICT OF INTEREST DISCLOSURES

Member Searcy disclosed that the applicant is a friend but will not cause conflict.

DIRECTOR'S REPORT

Introduction of Building Inspector R. D. Jenkins.

APPROVAL OF MINUTES

Consider approval of the minutes from the November 13, 2025, Zoning Board of Adjustment and Appeals meeting.

Member Searcy made a motion, seconded by Chairman Parsons to approve the minutes for November 13, 2025, meeting with corrections. Upon vote, the motion carried unanimously 5-0.

PUBLIC HEARINGS/ITEMS FOR CONSIDERATION

1. Public hearing, discussion, and consideration of a request for a variance to allow two secondary dwelling units, each with a maximum floor area of 950 sq. ft., at 505 Sylvan Street. (Applicant: Timothy and Elaine Triplett).

Planning Tech Susan Davis provided a summary of the variance request and read public comments. Chairman Brick Parsons opened the public hearing at 10:11 am. Applicant Timothy Triplett spoke in favor and stated that the proposed lap pool will run through all of the lots if replatted into separate lots, that the plan will look the same, subject to the Historic Landmark Commission review and approval, whether replatted or not. Caroline Carnathan spoke in favor and discussed concerns with runoff and drainage. No one spoke in opposition. Chairman Parsons closed the public hearing at 10:18 am. Chairman Parsons made a motion, seconded by Member Searcy to approve the request as presented. Following discussion concerning the request for a 500 ft. variance on one of the additional dwelling units (ADU) and full approval on the second ADU, parking and garage space, the motion carried with a 4-1 vote.

Minutes of the Zoning Board of Adjustments and Appeals Regular Meeting January 29, 2026

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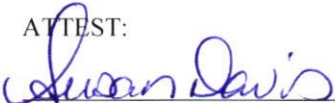
With no other business to come before the Board, Chairman Parsons made a motion, seconded by Member Scroggins, to adjourn the meeting at 11:02 a.m.

PASSED AND APPROVED THIS 19th DAY OF MARCH 2026.



Brick Parsons, Chairman

ATTEST:



Susan Davis, Development Services Director