

Mark Henderson, Chair
Jason Stephens, Board Member
Mark Thomas, Board Member
Kurt Herrington, Board Member
Isaac Wynn, Board Member
Randy Gilbert, Board Member



Cal Calderon,
Building Official
Susan Davis,
Planning Tech/HPO
Kevin Olson,
Interim Dev. Services Director

**NOTICE OF MEETING
BUILDING AND STANDARDS
COMMISSION
November 16, 2023
3:00 p.m.
City Council Chambers
504 N. Queen Street
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/88405096038?pwd=WVFJOVRHZEExZTXlRHpNVDVtYkZXQT09>

Meeting ID: 884 0509 6038
Passcode: 439182

One tap mobile
+13462487799,,88405096038#,,, *439182# US

Note: when you are joining a Zoom meeting by phone, you can use your phone's dial pad to enter the commands *6 for toggling mute/unmute and *9 to "raise your hand."

Follow us live at: facebook.com/palestinetyx/

WORK SESSION

1. Discussion concerning standard procedures for substandard structures; proper notice for proceedings involving substandard structures; and procedures for appeals and variances from code requirements.

I certify that the above Notice of Meeting was posted on the outdoor bulletin board at the main entrance to City Hall, 504 N. Queen Street, Palestine, Texas, in compliance with Chapter 551 of the Texas Government Code on **Monday, November 13, 2023, at 2:00 p.m.**

April Jackson, City Secretary

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS IN NEED OF SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, CONTACT THE CITY SECRETARY'S OFFICE VIA EMAIL AT citysecretary@palestine-tx.org or 903-731-8414.



Agenda Date: 11/16/2023
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Substandard Structures
Date Submitted: 11/09/2023

SUMMARY:

Discussion concerning standard procedures for substandard structures; proper notice for proceedings involving substandard structures; and procedures for appeals and variances from code requirements.

RECOMMENDED ACTION:

For discussion.

CITY MANAGER APPROVAL:

Attachments

Substandard Structure Spreadsheet

2023 Substandard Buildings

ADDRESS	COUNCIL DISTRICT	RECORD OWNER	SUB-STANDARD	1ST NOTICE	2ND NOTICE	NOTICE OF HEARING	BUILDING & STANDARDS HEARING DATE	STATUS
2107 Martin Luther King	3	Construction & Developers	Y	8/22/2022	9/19/2022			Purchased by new owner; structure demolished.
901 Hunter	5	Maryland Properties	Y	5/16/2023				Owner demolished
318 Variah	3	Mike A. Scott 7324 FM 320 Palestine TX 75803	Y	4/17/2023	10/__/2023			Preparing second notice
809 Swantz	2	Crissy & James Rosenau 135 Fargo Rd Mabank TX 75156	Y	2/16/2023	10/__/2023			Preparing second notice
408 Fitzhugh	5	Joleene Hutchens 820 ACR 153 Palestine TX 75803 Joseph Hutchens 408 Fitzhugh Palestine TX 75803	Y	2/24/2023 Joseph II; 3/8/23 Joseph III; 3/8/23 PHH Mortgage; _____ Joleene	5/16/2023 Joseph III; 5/16/23 PHH Mortgage			House damged by fire. Owner does not live at record address. Joseph DOD 6/12/2018. Survived by wife, Joleene Hutchens. 7/26/23 Spoke with Joleene - says she will work on plan to clean up property. File returned to Bldg Insp for follow up. 10/17/23 - rehabilitation plan has not been received.
823 Fulton	2	Marian Walley Rev Trust 6519 Tempest Dr Arlington TX 76001	Y	7/25/2023	9/21/2023			Sending last notice and setting for hearing.
315 Lowe	3	Mae Henry Bass 1311 N Queen Palestine TX 75801	Y	7/25/2023	9/21/2023			Sending last notice and setting for hearing.
205 W Pine	1	Barry & Susie Davidson 16415 Creeksouth Houston TX 77068						7/25/23: investigation started by Bldg Insp. 10/17/23: follow up with code enforcement.

2023 Substandard Buildings

ADDRESS	COUNCIL DISTRICT	RECORD OWNER	SUB-STANDARD	1ST NOTICE	2ND NOTICE	NOTICE OF HEARING	BUILDING & STANDARDS HEARING DATE	STATUS
210 W Pine	1	David Malloy 708 Range Rd Palestine TX 75801	Y					7/25/23: investigation started by Bldg Insp. 10/17/23: follow up with code enforcement.
700 Ash	2	JFT Properties 110-11 Queens Blvd 16B Forest Hills NY 11375	Y	8/15/2023	9/21/2023			Sending last notice and setting for hearing.
500 Burkitt	2	Lee Pichon 14344 Chamberlain Victorville CA 92394	Y	8/15/2023	9/21/2023			10/2/2023 Pichon called; stated that she would contact local general contractors and provide remediation plan. 10/17/2023 - remediation plan not received. Sending last notice notice and setting for hearing.
601 W Debard	3	Salas Rigoberto 1101 E Lacy St; Palestine TX 75801	Y	8/15/2023	9/21/2023			Sending last notice notice and setting for hearing.
614 N Queen	1	Dolly Hames 210 E Division St Audubon IA 50025	Y	9/19/2023				9/29/2023 Hames is aware of the condition; she has reached out to the Texas Veterans Housing Rehabilitation to secure and stabilize the home; has obtained 2 of the 4 estimates required by the program. Stated understanding concerning the need for the Rehabilitation Plan. 10/17/2023 - rehabilitation plan not received.

2023 Substandard Buildings

ADDRESS	COUNCIL DISTRICT	RECORD OWNER	SUB-STANDARD	1ST NOTICE	2ND NOTICE	NOTICE OF HEARING	BUILDING & STANDARDS HEARING DATE	STATUS
508 S Grove	2	Tapura Munyaka 5500 El Camino Del Rey #1020 Houston TX 77081						10/19/2023: bldg inspector and bldg official confirmed renovations and remodeling underway.
804 W Giraud	2	A B Brown 3127 Hartsville Houston TX 77051						10/2023: Investigating
1005 W South	2	Paragon Realty Group 3948 Legacy Rd Plano TX 75023						10/2023: Investigating
722 Magnolia	2	Roddy Millichamp 722 S Magnolia Palestine TX 75801						10/2023: Investigating - substandard vs code violations