

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

Susan Davis, Planning Tech



**NOTICE OF MEETING
BUILDING AND STANDARDS COMMISSION
April 25, 2024
4:00 p.m.
Conference Room
504 N. Queen Street
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/81935519741?pwd=bmJDNG9rRVBtWWc4Si9sWFcrbXM2UT09>

Meeting ID: 819 3551 9741

Passcode: 824195

One tap mobile

+13462487799,,81935519741#,,,824195# 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/palestinetc/](https://www.facebook.com/palestinetc/)

A. CALL TO ORDER

B. PROPOSED CHANGES OF AGENDA ITEMS

C. PUBLIC COMMENTS

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so during this section of the agenda. All comments must be no more than five minutes in length. Any comments regarding items, not on the posted agenda may not be discussed or responded to by the Commissioners. Members of the public may join via Zoom or in person.

D. CONFLICT OF INTEREST DISCLOSURES

E. APPROVAL OF MINUTES

1. Consider approval of minutes from the February 22, 2024, meeting.

F. DISCUSSION AND ACTION ITEMS

1. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at 1016 Walnut Street, Reagan, Block H, Lot 6.
2. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at 307 W. Reagan Street, Railroad, Block R, Lot 7.

3. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at 607 N. Ash Street, Reagan, Block G, Lot 5A, 5B, 6A1, and 6B1.
4. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at 823 S. Fulton Street, Jackson, Block K, Lot 2B.
5. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at 117 W. Spring Street, Original, Block 163, Lot 7.
6. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at 804 W. Giraud Street, Texas Land Company, Block 2B, Lot 18.

G. **ADJOURNMENT**

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, April 22, 2024, at 4:00 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: 04/25/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Approval of Minutes for the February 22, 2024 Meeting
Date Submitted: 04/19/2024

SUMMARY:

Consider approval of minutes from the February 22, 2024, meeting.

RECOMMENDED ACTION:

Staff recommends approval of the minutes.

CITY MANAGER APPROVAL:

Attachments

Minutes

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

The Building and Standards Commission of the City of Palestine convened in a Regular Meeting on Thursday, February 22, 2024, at 4:00 p.m., in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present: Board Members, Chair Mark Henderson, Jason Stephens, Isaac Wynn, and Kurt Herrington.

Staff present: Building Inspector William McCormick, Planning Tech Susan Davis, and City Secretary April Jackson.

Others present: None.

Board Members George Torma and Mark Thomas were absent.

CALL TO ORDER

With a quorum present, Chairman Mark Henderson called the meeting to order at 4:07 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

There were none.

CONFLICT OF INTEREST DISCLOSURES

None.

APPROVAL OF MINUTES

Building and Standards Commission Meeting Minutes for January 25, 2024, meeting for review and approval.

Commissioner Herrington made a motion, seconded by Commissioner Wynn, to approve minutes from January 25, 2024. Upon vote, motion carried unanimously 4-0.

DISCUSSION AND ACTION ITEMS

1. Consider authorizing the Development Service Staff to take such action necessary, including demolition and removal or rehabilitation of the unsafe structures and conditions of the structures listed at: 500 W. Burkitt Street, Burkitt/Broyles/Cook, Block 1, Lot 1D.

Susan Davis, Planning Tech, and William McCormick, Building Inspector, presented a summary of the status of this structure. The owner of the property lives out of state and was not present. Realtor Martha Paxton attended the meeting at the owner's request. After reviewing pictures and discussion of this structure, Commissioner Wynn made a motion, seconded by Commissioner Stephens to allow a 30-day extension to provide a Rehabilitation Plan. Upon vote, the motion was unanimously approved 4-0.

2. Consider authorizing the Development Service Staff to take such action necessary, including demolition and removal or rehabilitation of the unsafe structures and conditions of the structures listed at: 700 N. Ash Street, Reagan, Block H, Lot 10.

Susan Davis, Planning Tech, and William McCormick, Building Inspector, presented a summary of the status of this structure. The owner of the property owner lives out of state and was not present. After reviewing pictures and discussion of the Rehabilitation Plan submitted for this structure, Commissioner Stephens made a motion, seconded by Commissioner Wynn to allow a 90-day extension for completion foundation repairs. Upon vote, the motion was unanimously approved 4-0.

3. Consider authorizing the Development Service Staff to take such action necessary, including demolition and removal or rehabilitation of the unsafe structures and conditions of the structures listed at: 315 Lowe Street, Murchison & McDonald By-Pass, Block 6, Lot 8.

Susan Davis, Planning Tech, presented a summary of the status of this structure. The last known owner of the property is deceased. After reviewing pictures and discussion of this structure, Commissioner Wynn made a motion, seconded by Commissioner Herrington to allow a 60-day extension to locate heirs. Upon vote, the motion was unanimously approved 4-0.

4. Consider authorizing the Development Service Staff to take such action necessary, including demolition and removal or rehabilitation of the unsafe structures and conditions of the structures listed at: 405 Fitzhugh Street, Keller (City), Lot 4.

Susan Davis, Planning Tech presented a summary of the status of this fire damaged structure. The owner of the property owner was not present. After reviewing pictures and discussion of the Rehabilitation Plan submitted for this structure, Commissioner Wynn made a motion, seconded by Commissioner Herrington to allow 90-days to complete the plan of action. Upon vote, the motion was unanimously approved 4-0.

5. Consider authorizing the Development Service Staff to take such action necessary, including demolition and removal or rehabilitation of the unsafe structures and conditions of the structures listed at: 601 W. Debard Street, Debard, Block 34, Lot 8A.

Susan Davis, Planning Tech presented a summary of the status of this fire damaged structure. The owner of the property owner was not present. After reviewing pictures and discussion of this structure, Commissioner Herrington made a motion, seconded by Commissioner Stephens to have the structure bid-out for demolition. Upon vote, the motion was unanimously approved 4-0.

ADJOURN

With no other business to come before the Board, Commissioner Herrington made a motion, seconded by Commissioner Stephens to adjourn the meeting at 4:21 p.m., meeting was adjourned.

PASSED AND APPROVED THIS 22nd DAY OF FEBRUARY 2024.

Mark Henderson, Chairman

ATTEST:

Susan Davis, Planning Tech



Agenda Date: 04/25/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Consider Substandard Structure located at 1016 E. Walnut Street
Date Submitted: 04/19/2024

SUMMARY:

Discussion and consideration regarding a substandard structure located at 1016 E. Walnut Street for rehabilitation or demolition. The structure is currently vacant. The owner, JFT Properties, has contacted the City concerning possible demolition and future use, but a Rehabilitation Plan has not been submitted. Based upon information available, taxes appear current.

RECOMMENDED ACTION:

For discussion.

CITY MANAGER APPROVAL:

Attachments

Notice_Report_Photos



Susan Davis
Planning Tech/HPO
City of Palestine
Phone: (903) 731-8419

504 N. Queen St.
Palestine, TX 75801
plantech@palestine-tx.org

February 15, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1659 07
JFT Properties LLC
110-11 Queens Blvd Unit #16B
Forest Hills, New York 11375

Re: Case Number: 32667; Notice of Substandard Building at 1016 Walnut Street
Parcel ID 34860; Reagan Block H Lot 6

To whom it may concern:

The above referenced property was inspected and tagged on February 8, 2024, and has been found to be substandard and a public nuisance as defined by the Buildings and Building Regulations, found in Chapter 22, Art. VII, Division 3, Section 22-302 and 22-303 of the City of Palestine Code of Ordinances. Records at the Anderson County Appraisal District indicate that you are the owner. If you are not the present owner, please advise this office; otherwise, we assume you are responsible for the property. The attached Inspection Report of Substandard Building identifies violations and defects at your property. Be advised that until this matter is resolved, and the substandard tag removed, the building may not be occupied.

To request rehabilitation of the substandard building, you must submit a Rehabilitation Plan of Action (Plan) within fifteen (15) days of the date that you receive this Notice. Your failure to respond or furnish requested information will result in referral of this case to the Building and Standards Commission.

Please submit your Rehabilitation Plan of Action and other required documents to the Development Services Department. Construction plans should reflect efforts to bring the building into compliance with minimum standards and financial feasibility of the planned project will be based on verifiable financial information showing how you intend to pay for planned rehabilitation costs.

Your Plan will be reviewed by the Building and Standards Commission at a public hearing at the time and place assigned below. You should be present to answer any questions the Commissioners may have about your Plan.

If the Building and Standards Commission accepts your Plan with or without modification, a Rehabilitation Order will be issued requiring you to start rehabilitation and complete the project within a specific period, usually no more than 30-90 days. You will be responsible to obtain all applicable permits and to perform the required work so that the substandard property will be brought into compliance with the minimum standards and consistent with your Rehabilitation Plan of Action and the Commission's Order.

If the Building and Standards Commission rejects your Plan and orders demolition, a Demolition Order will be signed, and the City will proceed with demolition and clearance of the substandard building. If demolition is ordered, the City will notify you of the date of demolition at least ten (10) days prior to the scheduled demolition date. The City will provide a certified statement of charges to you within ten (10) days of the demolition, and you will have thirty (30) days from the date of receipt to make payment. A lien will be placed on your property until demolition costs have been paid in full.

If you are present at the hearing, a copy of the Demolition or Rehabilitation Order will be hand-delivered to you. The Order will be forwarded to you within ten (10) days of the hearing. You have thirty (30) days from your receipt of an Order to file an appeal in District Court. Otherwise, the Order will become final.

A public bearing related to your property is set on the Building and Standards Commission agenda at 4:00 pm on April 25, 2024, at the City of Palestine, City Hall Council Chambers located at 504 North Queen Street, Palestine, Texas.

You are responsible for meeting all deadlines and are encouraged to contact this department should you have any questions about this Notice or your responsibilities to assist in solving the problem of the substandard building on your property. Please contact me at (903) 731-8419 if you have questions. Thank you for your prompt attention to this matter.

Sincerely,
City of Palestine, Development Services

9589 0710 5270 1325 1659 07

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 Domestic Mail Only

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OFFICIAL USE

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|--|------------------------------|
| Certified Mail Fee | \$ |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |
| Postage | \$ |
| Total | \$ |
| Service | |
| Street | |
| City | |
| PS | See Reverse for Instructions |

PALESTINE POST OFFICE
 Postmark Here
 16
 2024
 PALESTINE, TX 75803

JFT Properties
110-11 Queens Blvd. Unit 16B
Forest Hills NY. 11375

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY | | |
|--|---|---|---|
| <ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p>JFT Properties 110-11 Queens Blvd. Unit 16B Forest Hills NY. 11375</p> <p></p> <p>9590 9402 8445 3156 4495 11</p> <p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1325 1659 07</p> | <p>A. Signature </p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery </td> <td> <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </td> </tr> </table> | <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery | <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery | <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery | | |
| PS Form 3811, July 2020 PSN 7530-02-000-9053 | Domestic Return Receipt | | |



Chasity Esparza
HPO/Administrative Asst.
City of Palestine
Phone: (903) 731-8402

504 N. Queen St.
Palestine, TX 75801
hpoadmin@palestine-tx.org

2nd Notice

March 28, 2024

Via FIRST CLASS and CERTIFIED MAIL, RETURN RECIEPT REQUESTED: 9589 0710 5270 1325 1662 18

JFT Properties

110-11 Queens Blvd. Unit 16B

Forrest Hills, New York 11375

**RE: Case Number 32667; Notice of Substandard Building at 1016 Walnut
Parcel ID 34860; Reagan Block H Lot 6**

Dear Property Owner:

An onsite inspection was made at the above referenced address. It was determined by our department that a substandard structure exists as defined by the building code.

On February 15, 2024, a certified letter was sent, to date no response has been received. A public hearing will be conducted by the City of Palestine Building and Standards Commission to receive any relevant information regarding this structure. You are urged to attend this meeting on the date and time listed below. This is your opportunity to present evidence either by oral testimony or by presenting documents regarding your plan for this structure. Please contact our office to discuss your plan of action before your hearing date.

BUILDING AND STANDARDS COMMISSION

504 N. Queen St.
Palestine, TX 75801

Date: April 25, 2024
Time 4:00 P.M.

The Building and Standards Commission has the authority to declare the building substandard, cause the structure to be vacated, cause it removal, cause its rehabilitation and file liens against the property for expenses occurred.

Respectfully,

Chasity Esparza
Development Services

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

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City

PALESTINE, NY
 MAR 18 2024
 15801-991-9

JFT Properties
 110-11 Queens Blvd Unit 16B
 Forrest Hills, New York 11375

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JFT Properties
 110-11 Queens Blvd Unit 16B
 Forrest Hills, New York 11375

9590 9402 8445 3156 4492 14

2. Article Number (Transfer from service label)
 9589 0710 5270 1325 1662 18

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ X ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☐ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



INSPECTION REPORT OF SUBSTANDARD BUILDING
(Palestine City Codes §22-302; §22-303)

Case #: 32667

| | | |
|--|---|----------------------------|
| Bldg. Location: <u>1016 Walnut St</u> | LOCID/BLK/LOT: <u>Regan Block H Lot 6</u> | |
| Owner/Lienholder: <u>JFT Properties LLC</u> | Type Build: <u>Residential</u> | Year Built: <u>Unknown</u> |
| Address: <u>110-11 Queens Blvd Unit #16B</u> | Elec Meter #: <u>N/A</u> | # of bedrooms: |
| City: <u>Forest Hills</u> | Appraised Value: <u>\$7,592</u> | <u>2 Bed</u> |
| State/Zip Code: <u>NY, 11375</u> | Length Vacant: <u>Unknown</u> | |
| Phone: | Checked ACAD: | |
| | Parcel ID #: <u>34860</u> | |

| DESCRIPTION | MEETS CODE | | REMARKS |
|-------------------------------------|------------|-------------------------------------|---|
| | YES | NO | |
| Plumbing: (a) Kitchen | | <input checked="" type="checkbox"/> | Inspect and or replace all plumbing parts |
| (b) Bathroom | | <input checked="" type="checkbox"/> | Inspect and or replace all plumbing parts |
| (c) Water Heater | | <input checked="" type="checkbox"/> | Inspect and or replace by certified plumber |
| Electrical: (a) Service | | <input checked="" type="checkbox"/> | Bring electrical supply up to minimum of _____ amps |
| Installation & Maintenance | | <input checked="" type="checkbox"/> | Install heating system to bring habitable rooms to 68 degrees |
| Condition of Foundation | | <input checked="" type="checkbox"/> | Repair or replace piers and beams |
| Condition of Exterior Walls | | <input checked="" type="checkbox"/> | Repair or replace missing or rotted siding |
| Condition of Roof | | <input checked="" type="checkbox"/> | Replace/repair roof. Replace/repair fascia/soffit |
| Condition of Floors | | <input checked="" type="checkbox"/> | Replace/repair/level flooring on interior of structure |
| Condition of Interior Walls/Ceiling | | <input checked="" type="checkbox"/> | Replace/repair sheetrock, studs, plates and other wood supporting parts |
| Condition of Exterior Doors/Windows | | <input checked="" type="checkbox"/> | Replace/repair broken and missing windows. |
| Condition of Porches (Front & Back) | | <input checked="" type="checkbox"/> | Replace/repair rotted or missing wood |
| Condition of Steps (Front & Back) | | <input checked="" type="checkbox"/> | Replace/repair rotted or missing wood |

STRUCTURE OPEN TO PUBLIC: ☒ YES ☐ NO

COMMENTS: Structure is beyond repair

Date of Inspection/tag 2-8-24 Inspector: [Signature] Inspector's phone: (903) 731-8417

This inspection is intended for a general guide as to deficiencies resulting in the tagging of the structure as substandard. It is the owner's responsibility to contact the City of Palestine Development Services Department at (903) 731-8419 to get more detailed information concerning specific code violations and what repairs are necessary to bring the dwelling up to minimum standards.

NOTICE

**THIS BUILDING IS UNSAFE AND
ITS USE OR OCCUPANCY HAS BEEN PROHIBITED
BY THE BUILDING OFFICIAL**

According to city ordinance 0-22-06 of the City of Palestine, it shall be unlawful for any person, firm, or corporation or their agents, or other servants to remove this notice without written permission of the BUILDING OFFICIAL, or for any person to enter this building except for the purpose of making the required repairs or for demolishing.

PENALTY FOR VIOLATION

Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which violations are committed or continued, and upon conviction by a court of competent jurisdiction shall be punished by a fine not to exceed \$2,000 per day.

STREET

1016 Walnut

DATE

7-23-2024

LOT

BLOCK

INSPECTOR

HHH [Signature]



















Agenda Date: 04/25/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Consider Substandard Structure located at 307 W. Reagan Street
Date Submitted: 04/19/2024

SUMMARY:

Discussion and consideration concerning a substandard structure located at 307 W. Reagan Street for rehabilitation. The owner, Kenneth Hunt, started working on the foundation prior to submitting a Rehabilitation Plan. The property is located in the Michaux Park Historic District, which will require a Certificate of Appropriateness. Based upon information available, it appears that taxes are outstanding.

RECOMMENDED ACTION:

For discussion.

CITY MANAGER APPROVAL:

Attachments

Rehabilitation Plan
Report_Notice_Photos



REHABILITATION PLAN OF ACTION

Request for Review

Instructions

If you are responding to a Substandard Building Notice letter, please complete and submit your Rehabilitation Plan of Action to the City of Palestine Development Services Department at 504 N. Queen St, Palestine, Texas, 75801 or by mail to the same address. No later than twenty five (25) days after the date you received the Notice letter.

If you are requesting review for the rehabilitation of property designated as historically significant, please contact the City of Palestine Development Services Department at 504 N. Queen St, Palestine, Texas, 75801 as you will need to complete an Application for Certificate of Appropriateness for Rehabilitation in conjunction with this Rehabilitation Plan of Action request.

Your Rehabilitation Plan will be forwarded to the City of Palestine Building Official for review.

TO: City of Palestine Building Official

FROM: 307 West Reagan Ken Hunt
Printed Name of Property Owner

ADDRESS: 307 West Reagan

PHONE: 903-731-3659

Office Use Only:

Department Receiving: Development Services

Date Received: _____

Referenced Property: _____

Public hearing before: Building and Standards Commission

Date of public hearing: TBD

- 1) Please describe the work you, estimated costs, and time frame for each item. You should refer to the Inspection Report of the Building and address specific violations of the City of Palestine Minimum Standards. An acceptable rehabilitation plan will identify a reasonable timetable for completing work necessary to bring the building up to minimum code standards.

Licensed contractors for electrical, plumbing and mechanical are required.

| WORK | COST | Estimated TIME TO COMPLETE |
|--|----------------|----------------------------|
| A) <u>going to be repairing in house</u> ROOF REPAIRS | <u>1650.00</u> | <u>1 yr 6 mo</u> |
| B) <u>Restricted Foundation</u> FOUNDATION REPAIRS | <u>850.00</u> | <u>1 yr 6 mo</u> |
| C) <u>Redo some parts of the siding</u> SIDING | <u>1950.00</u> | <u>1 yr 6 mo</u> |
| D) <u>I have not had a chance to have a Electrician to give me an Estimate</u> ELECTRICAL | | <u>1 yr 6 mo</u> |

| | | |
|---|--|--|
| E) PLUMBING | | |
| F) INTERIOR FLOORING AND FINISHES | | |
| G) ENERGY CONSERVATION (INSULATION, ETC.) | | |
| TOTAL | | |

(attach additional information if necessary)

*** THE INTERIOR AND EXTERIOR MUST BE BROUGHT UP TO CURRENT CITY BUILDING CODES***

2) Overall time frame to complete structure to bring into code compliance:

Check one ☐ 30 days ☐ 60 days ☐ 90 days * ☐ Over 90 days

*If requesting over 90 days for completing the project, you must submit a detailed plan and time schedule for work showing that because of the scope and complexity of the project the work cannot reasonably be completed within ninety (90) days.

NOTE: All requests for time over 30 days must be accompanied by a reasonable timetable estimating the time needed for completing required work so that staff and/or Board members may monitor project progress.

3) Total estimated cost of repairs? \$ _____.

_____, 201__.

Homeowner Signature _____ Date _____

FOR OFFICE USE ONLY

BUILDING OFFICIAL RECOMMENDATION

☐ Plan acceptable as presented.

☐ Plan unacceptable.

☐ Plan acceptable with following additions/modifications:

☐ Recommend up to ☐ 30 ☐ 60 ☐ 90 days for repair.

☐ Timetable for repair/rehabilitation acceptable.

_____, 20__.

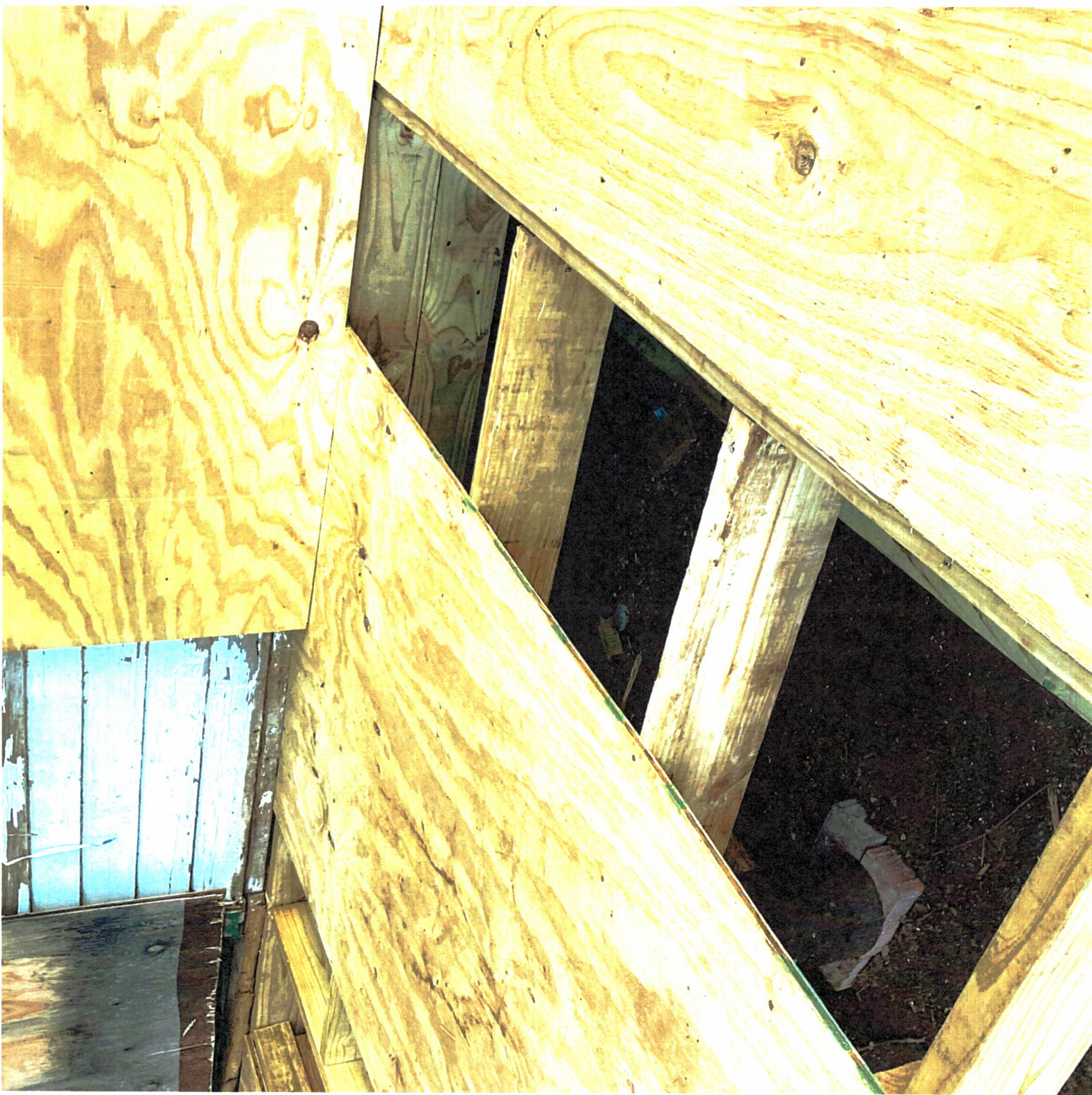
Chief Building Official or authorized staff _____ Date of Review _____















INSPECTION REPORT OF SUBSTANDARD BUILDING
(Palestine City Codes §22-302; §22-303)

Case #: 32685

| | | |
|---|---|-------------------------------|
| Bldg. Location: <u>302 W Remington</u> | LOCID/BLK/LOT: <u>Paulsboro Block 2 Lot 7</u> | |
| Owner/Lienholder: <u>Hunt Kenneth & Marthe Estate</u> | Type Build: <u>Residential</u> | Year Built: <u>Unknown</u> |
| Address: <u>2601 S Pleasant Valley Rd #631</u> | Elec Meter #: <u>114 265 609</u> | # of bedrooms: <u>Unknown</u> |
| City: <u>Austin</u> | Appraised Value: <u>\$52,966</u> | |
| State/Zip Code: <u>TX, 78741</u> | Length Vacant: <u>Unknown</u> | |
| Phone: | Checked ACAD: <u>2.15.2024</u> | |
| | Parcel ID #: <u>34209</u> | |

| DESCRIPTION | MEETS CODE | | REMARKS |
|-------------------------------------|------------|----|---|
| | YES | NO | |
| Plumbing: (a) Kitchen | | X | Inspect and or replace all plumbing parts |
| (b) Bathroom | | X | Inspect and or replace all plumbing parts |
| (c) Water Heater | | X | Inspect and or replace by certified plumber |
| Electrical: (a) Service | | X | Bring electrical supply up to minimum of _____ amps |
| Installation & Maintenance | | X | Install heating system to bring habitable rooms to 68 degrees |
| Condition of Foundation | | X | Repair or replace piers and beams |
| Condition of Exterior Walls | | X | Repair or replace missing or rotted siding |
| Condition of Roof | | X | Replace/repair roof. Replace/repair fascia/soffit |
| Condition of Floors | | X | Replace/repair/level flooring on interior of structure |
| Condition of Interior Walls/Ceiling | | X | Replace/repair sheetrock, studs, plates and other wood supporting parts |
| Condition of Exterior Doors/Windows | | X | Replace/repair broken and missing windows. |
| Condition of Porches (Front & Back) | | X | Replace/repair rotted or missing wood |
| Condition of Steps (Front & Back) | | X | Replace/repair rotted or missing wood |

STRUCTURE OPEN TO PUBLIC: X YES _____ NO

COMMENTS: Per 3 Beam Structure N/Rotten floor joint None Repairable

Date of Inspection/tag 2.15.2024 Inspector: [Signature] Inspector's phone: (903) 731-8417

This inspection is intended for a general guide as to deficiencies resulting in the tagging of the structure as substandard. It is the owner's responsibility to contact the City of Palestine Development Services Department at (903) 731-8419 to get more detailed information concerning specific code violations and what repairs are necessary to bring the dwelling up to minimum standards.



Susan Davis
Planning Tech
City of Palestine
Phone: (903) 731-8419

504 N. Queen St.
Palestine, TX 75801
plantech@palestine-tx.org

February 22, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1659 69

Kenneth Hunt
2601 S. Pleasant Valley Rd #631
Austin, Texas 78741

Re: Case Number:32685; Notice of Substandard Building at 307 West Reagan
Parcel ID 34709; Railroad Block R Lot 7

Dear Mr. Hunt:

The above referenced property was inspected and tagged on February 15, 2024, and has been found to be substandard and a public nuisance as defined by the Buildings and Building Regulations, found in Chapter 22, Art. VII, Division 3, Section 22-302 and 22-303 of the City of Palestine Code of Ordinances. Records at the Anderson County Appraisal District indicate that you are the owner. If you are not the present owner, please advise this office; otherwise, we assume you are responsible for the property. The attached Inspection Report of Substandard Building identifies violations and defects at your property. Be advised that until this matter is resolved, and the substandard tag removed, the building may not be occupied.

To request rehabilitation of the substandard building, you must submit a Rehabilitation Plan of Action (Plan) within fifteen (15) days of the date that you receive this Notice. Your failure to respond or furnish requested information will result in referral of this case to the Building and Standards Commission.

Please submit your Rehabilitation Plan of Action and other required documents to the Development Services Department. Construction plans should reflect efforts to bring the building into compliance with minimum standards and financial feasibility of the planned project will be based on verifiable financial information showing how you intend to pay for planned rehabilitation costs.

Your Plan will be reviewed by the Building and Standards Commission at a public hearing at the time and place assigned below. You should be present to answer any questions the Commissioners may have about your Plan.

If the Building and Standards Commission accepts your Plan with or without modification, a Rehabilitation Order will be issued requiring you to start rehabilitation and complete the project within a specific period, usually no more than 30-90 days. You will be responsible to obtain all applicable permits and to perform the required work so that the substandard property will be brought into compliance with the minimum standards and consistent with your Rehabilitation Plan of Action and the Commission's Order.

If the Building and Standards Commission rejects your Plan and orders demolition, a Demolition Order will be signed, and the City will proceed with demolition and clearance of the substandard building. If demolition is ordered, the City will notify you of the date of demolition at least ten (10) days prior to the scheduled demolition date. The City will provide a certified statement of charges to you within ten (10) days of the demolition, and you will have thirty (30) days from the date of receipt to make payment. A lien will be placed on your property until demolition costs have been paid in full.

If you are present at the hearing, a copy of the Demolition or Rehabilitation Order will be hand-delivered to you. The Order will be forwarded to you within ten (10) days of the hearing. You have thirty (30) days from your receipt of an Order to file an appeal in District Court. Otherwise, the Order will become final.

A public hearing related to your property is set on the Building and Standards Commission agenda at 4:00 pm on May 23, 2024, at the City of Palestine, City Hall Council Chambers located at 504 North Queen Street, Palestine, Texas.

You are responsible for meeting all deadlines and are encouraged to contact this department should you have any questions about this Notice or your responsibilities to assist in solving the problem of the substandard building on your property. Please contact me at (903) 731-8419 if you have questions. Thank you for your prompt attention to this matter.

Sincerely,
City of Palestine, Development Services

9589 0710 5270 1325 1659 69

| U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only | |
|---|---------------|
| For delivery information, visit our website at www.usps.com | |
| Austin, TX 78741 | |
| OFFICIAL USE | |
| Certified Mail Fee | \$4.40 |
| Extra Services & Fees (check box, add fee if applicable) | \$3.65 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$0.92 |
| Total | \$8.97 |
| Postmark Here | |
| 02/23/2024 | |
| Kenneth Hunt 2601 S. Pleasant Valley Rd #631 Austin, Texas 78741 | |

PS Form 3800, January 2006 Use back for Instructions

NOTICE

**THIS BUILDING IS UNSAFE AND
ITS USE OR OCCUPANCY HAS BEEN PROHIBITED
BY THE BUILDING OFFICIAL**

According to city ordinance 0-22-06 of the City of Palestine, it shall be unlawful for any person, firm, or corporation or their agents, or other servants to remove this notice without written permission of the BUILDING OFFICIAL, or for any person to enter this building except for the purpose of making the required repairs or for demolishing.

PENALTY FOR VIOLATION

Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which violations are committed or continued, and upon conviction by a court of competent jurisdiction shall be punished by a fine not to exceed \$2,000 per day.

302 W Reagan
7 BLOCK R

DATE 2-15-2024

INSPECTOR

[Signature]



















Agenda Date: 04/25/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Consider Substandard Structure located at 607 N. Ash Street
Date Submitted: 04/19/2024

SUMMARY:

Discussion and consideration concerning a substandard structure located at 607 N. Ash Street for rehabilitation. The structure is currently vacant. The owner, Minnie Hewitt, has indicated that a Rehabilitation Plan will be submitted prior to the meeting. Based upon the information available, it appears that taxes are current.

RECOMMENDED ACTION:

For discussion.

CITY MANAGER APPROVAL:

Attachments

Report_Notice_Photos

Case #: 32689

| | | |
|--------------------------------------|---|------------------------|
| Bldg. Location: 607 Ash | LOCID/BLK/LOT: Reagan Blk G Lot 5A, 5B, 6A1 & 6B1 | |
| Owner/Lienholder: Hewitt Mirale Etal | Type Build: Residential | Year Built: 1925 |
| Address: 612 Yucca Cir | Elec Meter #: N/A | # of bedrooms: Unknown |
| City: Harker | Appraised Value: \$25,328 | |
| State/Zip Code: TX, 26548 | Length Vacant: Unknown | |
| Phone: 512-970-1743 | Checked ACAD: 2-21-2024 | |
| | Parcel ID #: 34854 | |

| DESCRIPTION | MEETS CODE | | REMARKS |
|-------------------------------------|------------|-------------------------------------|---|
| | YES | NO | |
| Plumbing: (a) Kitchen | | <input checked="" type="checkbox"/> | Inspect and or replace all plumbing parts |
| (b) Bathroom | | <input checked="" type="checkbox"/> | Inspect and or replace all plumbing parts |
| (c) Water Heater | | <input checked="" type="checkbox"/> | Inspect and or replace by certified plumber |
| Electrical: (a) Service | | <input checked="" type="checkbox"/> | Bring electrical supply up to minimum of _____ amps |
| Installation & Maintenance | | <input checked="" type="checkbox"/> | Install heating system to bring habitable rooms to 68 degrees |
| Condition of Foundation | | <input checked="" type="checkbox"/> | Repair or replace piers and beams |
| Condition of Exterior Walls | | <input checked="" type="checkbox"/> | Repair or replace missing or rotted siding |
| Condition of Roof | | <input checked="" type="checkbox"/> | Replace/repair roof. Replace/repair fascia/soffit |
| Condition of Floors | | <input checked="" type="checkbox"/> | Replace/repair/level flooring on interior of structure |
| Condition of Interior Walls/Ceiling | | <input checked="" type="checkbox"/> | Replace/repair sheetrock, studs, plates and other wood supporting parts |
| Condition of Exterior Doors/Windows | | <input checked="" type="checkbox"/> | Replace/repair broken and missing windows. |
| Condition of Porches (Front & Back) | | <input checked="" type="checkbox"/> | Replace/repair rotted or missing wood |
| Condition of Steps (Front & Back) | | <input checked="" type="checkbox"/> | Replace/repair rotted or missing wood |

STRUCTURE OPEN TO PUBLIC: _____ YES ☒ NO

COMMENTS: Structure in need of property maintenance or demo

Date of Inspection/tag 2-21-2024 Inspector: [Signature] Inspector's phone: (903) 731-8417

This inspection is intended for a general guide as to deficiencies resulting in the tagging of the structure as substandard. It is the owner's responsibility to contact the City of Palestine Development Services Department at (903) 731-8419 to get more detailed information concerning specific code violations and what repairs are necessary to bring the dwelling up to minimum standards.



Susan Davis
Planning Tech
City of Palestine
Phone: (903) 731-8419

504 N. Queen St.
Palestine, TX 75801
plantech@palestine-tx.org

February 23, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1659 90

Minnie Hewitt
612 Yacca Circle
Harker, Texas 76548

Re: Case Number: 32689; Notice of Substandard Building at 607 Ash
Parcel ID 34854; Reagan Block G Lot 5A, 5B, 6A1 & 6B1

Dear Ms. Hewitt:

The above referenced property was inspected and tagged on February 21, 2024, and has been found to be substandard and a public nuisance as defined by the Buildings and Building Regulations, found in Chapter 22, Art. VII, Division 3, Section 22-302 and 22-303 of the City of Palestine Code of Ordinances. Records at the Anderson County Appraisal District indicate that you are the owner. If you are not the present owner, please advise this office; otherwise, we assume you are responsible for the property. The attached Inspection Report of Substandard Building identifies violations and defects at your property. Be advised that until this matter is resolved, and the substandard tag removed, the building may not be occupied.

To request rehabilitation of the substandard building, you must submit a Rehabilitation Plan of Action (Plan) within fifteen (15) days of the date that you receive this Notice. Your failure to respond or furnish requested information will result in referral of this case to the Building and Standards Commission.

Please submit your Rehabilitation Plan of Action and other required documents to the Development Services Department. Construction plans should reflect efforts to bring the building into compliance with minimum standards and financial feasibility of the planned project will be based on verifiable financial information showing how you intend to pay for planned rehabilitation costs.

Your Plan will be reviewed by the Building and Standards Commission at a public hearing at the time and place assigned below. You should be present to answer any questions the Commissioners may have about your Plan.

If the Building and Standards Commission accepts your Plan with or without modification, a Rehabilitation Order will be issued requiring you to start rehabilitation and complete the project within a specific period, usually no more than 30-90 days. You will be responsible to obtain all applicable permits and to perform the required work so that the substandard property will be brought into compliance with the minimum standards and consistent with your Rehabilitation Plan of Action and the Commission's Order.

If the Building and Standards Commission rejects your Plan and orders demolition, a Demolition Order will be signed, and the City will proceed with demolition and clearance of the substandard building. If demolition is ordered, the City will notify you of the date of demolition at least ten (10) days prior to the scheduled demolition date. The City will provide a certified statement of charges to you within ten (10) days of the demolition, and you will have thirty (30) days from the date of receipt to make payment. A lien will be placed on your property until demolition costs have been paid in full.

If you are present at the hearing, a copy of the Demolition or Rehabilitation Order will be hand-delivered to you. The Order will be forwarded to you within ten (10) days of the hearing. You have thirty (30) days from your receipt of an Order to file an appeal in District Court. Otherwise, the Order will become final.

A public hearing related to your property is set on the Building and Standards Commission agenda at 4:00 pm on May 23, 2024, at the City of Palestine, City Hall Council Chambers located at 504 North Queen Street, Palestine, Texas.

You are responsible for meeting all deadlines and are encouraged to contact this department should you have any questions about this Notice or your responsibilities to assist in solving the problem of the substandard building on your property. Please contact me at (903) 731-8419 if you have questions. Thank you for your prompt attention to this matter.

Sincerely,
City of Palestine, Development Services

9589 0710 5270 1325 1659 90

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com

Harker Heights, TX 76548

Official Use

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

| | |
|--|--------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.92

\$8.97

0801 03

Postmark Here

02/23/2024

Minnie Hewitt
 612 Yacca Circle
 Harker, Tx 76548

For Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Address

Minnie Hewitt
 612 Yacca Circle
 Harker, Tx 76548

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1659 90

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ *Minnie Hewitt* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

3. Service Type

| | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |

Mail Restricted Delivery 0)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



Chasity Esparza
HPO/Administrative Asst.
City of Palestine
Phone: (903) 731-8402

504 N. Queen St.
Palestine, TX 75801
hpoadmin@palestine-tx.org

2nd Notice

March 28, 2024

Via FIRST CLASS and CERTIFIED MAIL, RETURN RECIEPT REQUESTED: 9589 0710 5270 1325 1662 25

Minnie Hewitt
612 Yucca
Harker, Tx 76548

RE: Case Number 32689; Notice of Substandard Building at 607 Ash
Parcel ID 34854; Reagan Block G Lot 5A,5B, 6A1 & 6B1

Dear Property Owner:

An onsite inspection was made at the above referenced address. It was determined by our department that a substandard structure exists as defined by the building code.

On February 23, 2024, a certified letter was sent, to date no response has been received. A public hearing will be conducted by the City of Palestine Building and Standards Commission to receive any relevant information regarding this structure. You are urged to attend this meeting on the date and time listed below. This is your opportunity to present evidence either by oral testimony or by presenting documents regarding your plan for this structure. Please contact our office to discuss your plan of action before your hearing date.

BUILDING AND STANDARDS COMMISSION
504 N. Queen St.
Palestine, TX 75801

Date: April 25, 2024
Time 4:00 P.M.

The Building and Standards Commission has the authority to declare the building substandard, cause the structure to be vacated, cause it removal, cause its rehabilitation and file liens against the property for expenses occurred.

Respectfully,

Chasity Esparza
Development Services

9589 0710 5270 1325 1662 25

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OFFICIAL

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total

\$

Sent

Street

City

Minnie Hewitt
 612 Yacca Circle
 Harker, TX 76548



PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Minnie Hewitt
 612 Yacca Circle
 Harker, TX 76548



9590 9402 8445 3156 4491 60

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1662 25

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

NOTICE

THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE BUILDING OFFICIAL

According to city ordinance 0-22-06 of the City of Palestine, it shall be unlawful for any person, firm, or corporation or their agents, or other servants to remove this notice without written permission of the BUILDING OFFICIAL, or for any person to enter this building except for the purpose of making the required repairs or for demolishing.

PENALTY FOR VIOLATION

Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which violations are committed or continued, and upon conviction by a court of competent jurisdiction shall be punished by a fine not to exceed \$2,000 per day.

STREET **607 ASM ST**

LOT

BLOCK

DATE

2.21.2024

INSPECTOR

[Signature]













Agenda Date: 04/25/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Consider Substandard Structure at 823 S. Fulton Street
Date Submitted: 04/19/2024

SUMMARY:

Discussion and consideration concerning a substandard structure at 823 S. Fulton Street for rehabilitation or demolition. The structure is currently vacant. The owner, Carlos Hudson, has not responded to the notices or provided a Rehabilitation Plan. Based upon the information available, it appears that taxes are current.

RECOMMENDED ACTION:

For discussion.

CITY MANAGER APPROVAL:

Attachments

Report_Notice_Photos



INSPECTION REPORT OF SUBSTANDARD BUILDING
(Palestine City Codes §22-302; §22-303)

Case #: 32217

| | | |
|---------------------------------|---------------------------------------|------------------------|
| Bldg. Location: 823 Fulton St | LOCID/BLK/LOT: Jackson Block & Lot 2B | |
| Owner/Lienholder: Carlos Hudson | Type Build: Residential | Year Built: Unknown |
| Address: 2209 Sunburst Tr | Elec Meter #: N/A | # of bedrooms: Unknown |
| City: Denton | Appraised Value: \$6,408 | |
| State/Zip Code: TX, 76210 | Length Vacant: Unknown | |
| Phone: | Checked ACAD: 1-22-2024 | |
| | Parcel ID #: 31556 | |

| DESCRIPTION | MEETS CODE | | REMARKS |
|-------------------------------------|------------|-------------------------------------|---|
| | YES | NO | |
| Plumbing: (a) Kitchen | | <input checked="" type="checkbox"/> | Inspect and or replace all plumbing parts |
| (b) Bathroom | | <input checked="" type="checkbox"/> | Inspect and or replace all plumbing parts |
| (c) Water Heater | | <input checked="" type="checkbox"/> | Inspect and or replace by certified plumber |
| Electrical: (a) Service | | <input checked="" type="checkbox"/> | Bring electrical supply up to minimum of _____ amps |
| Installation & Maintenance | | <input checked="" type="checkbox"/> | Install heating system to bring habitable rooms to 68 degrees |
| Condition of Foundation | | <input checked="" type="checkbox"/> | Repair or replace piers and beams |
| Condition of Exterior Walls | | <input checked="" type="checkbox"/> | Repair or replace missing or rotted siding |
| Condition of Roof | | <input checked="" type="checkbox"/> | Replace/repair roof. Replace/repair fascia/soffit |
| Condition of Floors | | <input checked="" type="checkbox"/> | Replace/repair/level flooring on interior of structure |
| Condition of Interior Walls/Ceiling | | <input checked="" type="checkbox"/> | Replace/repair sheetrock, studs, plates and other wood supporting parts |
| Condition of Exterior Doors/Windows | | <input checked="" type="checkbox"/> | Replace/repair broken and missing windows. |
| Condition of Porches (Front & Back) | | <input checked="" type="checkbox"/> | Replace/repair rotted or missing wood |
| Condition of Steps (Front & Back) | | <input checked="" type="checkbox"/> | Replace/repair rotted or missing wood |

STRUCTURE OPEN TO PUBLIC: ☒ YES ☐ NO

COMMENTS: Structure is uninhabitable

Date of Inspection/tag 2-8-2024 Inspector: [Signature] Inspector's phone: (903) 731-8417

This inspection is intended for a general guide as to deficiencies resulting in the tagging of the structure as substandard. It is the owner's responsibility to contact the City of Palestine Development Services Department at (903) 731-8419 to get more detailed information concerning specific code violations and what repairs are necessary to bring the dwelling up to minimum standards.



Susan Davis
Planning Tech/HPO
City of Palestine
Phone: (903) 731-8419

504 N. Queen St.
Palestine, TX 75801
plantech@palestine-tx.org

February 8, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1658 39

Carlos Hudson
7209 Sunburst Tr
Denton, Tx 76210

Re: Case Number: 32217; Notice of Substandard Building at 823 Fulton Street
Parcel ID 31556; Jackson Block K Lot 2B

Dear Mr. Hudson :

The above referenced property was inspected and tagged on January 3, 2024, and has been found to be substandard and a public nuisance as defined by the Buildings and Building Regulations, found in Chapter 22, Art. VII, Division 3, Section 22-302 and 22-303 of the City of Palestine Code of Ordinances. Records at the Anderson County Appraisal District indicate that you are the owner. If you are not the present owner, please advise this office; otherwise, we assume you are responsible for the property. The attached Inspection Report of Substandard Building identifies violations and defects at your property. Be advised that until this matter is resolved, and the substandard tag removed, the building may not be occupied.

To request rehabilitation of the substandard building, you must submit a Rehabilitation Plan of Action (Plan) within fifteen (15) days of the date that you receive this Notice. Your failure to respond or furnish requested information will result in referral of this case to the Building and Standards Commission.

Please submit your Rehabilitation Plan of Action and other required documents to the Development Services Department. Construction plans should reflect efforts to bring the building into compliance with minimum standards and financial feasibility of the planned project will be based on verifiable financial information showing how you intend to pay for planned rehabilitation costs.

Your Plan will be reviewed by the Building and Standards Commission at a public hearing at the time and place assigned below. You should be present to answer any questions the Commissioners may have about your Plan.

If the Building and Standards Commission accepts your Plan with or without modification, a Rehabilitation Order will be issued requiring you to start rehabilitation and complete the project within a specific period, usually no more than 30-90 days. You will be responsible to obtain all applicable permits and to perform the required work so that the substandard property will be brought into compliance with the minimum standards and consistent with your Rehabilitation Plan of Action and the Commission's Order.

If the Building and Standards Commission rejects your Plan and orders demolition, a Demolition Order will be signed, and the City will proceed with demolition and clearance of the substandard building. If demolition is ordered, the City will notify you of the date of demolition at least ten (10) days prior to the scheduled demolition date. The City will provide a certified statement of charges to you within ten (10) days of the demolition, and you will have thirty (30) days from the date of receipt to make payment. A lien will be placed on your property until demolition costs have been paid in full.

If you are present at the hearing, a copy of the Demolition or Rehabilitation Order will be hand-delivered to you. The Order will be forwarded to you within ten (10) days of the hearing. You have thirty (30) days from your receipt of an Order to file an appeal in District Court. Otherwise, the Order will become final.

A public bearing related to your property is set on the Building and Standards Commission agenda at 4:00 pm on April 25, 2024, at the City of Palestine, City Hall Council Chambers located at 504 North Queen Street, Palestine, Texas.

You are responsible for meeting all deadlines and are encouraged to contact this department should you have any questions about this Notice or your responsibilities to assist in solving the problem of the substandard building on your property. Please contact me at (903) 731-8419 if you have questions. Thank you for your prompt attention to this matter.

Sincerely,
City of Palestine, Development Services

9589 0710 5270 1325 1658 39

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|--|----|
| Certified Mail Fee | |
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| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |
| Postage | |
| \$ | |
| Total Postage and Fees | |
| \$ | |



| | |
|------------------------------------|------------------|
| Sent To | Carlos Hudson |
| Street and Apt. No., or PO Box No. | 7209 Sunburst Tr |
| City, State, ZIP+4® | |

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CARLOS HUDSON
 7209 SUNBURTS TR
 DENTON, TX
 76210



9590 9402 8445 3156 4495 80

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1658 39

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

| | |
|--|---|
| A. Signature | |
| X | Carlos Hudson |
| <input type="checkbox"/> Agent | <input checked="" type="checkbox"/> Addressee |
| B. Received by (Printed Name) | C. Date of Delivery |
| Carlos | 2/13/24 |
| D. Is delivery address different from item 1? <input type="checkbox"/> Yes | |
| If YES, enter delivery address below: <input type="checkbox"/> No | |

| | |
|--|--|
| 3. Service Type | |
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restr ^d Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirma |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirma ^t |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Restricted Delivery |
| <input type="checkbox"/> Registered Mail | |
| <input type="checkbox"/> Mail Restricted Delivery | |

Domestic Return Receipt



Chasity Esparza
HPO/Administrative Asst.
City of Palestine
Phone: (903) 731-8402

504 N. Queen St.
Palestine, TX 75801
hpoadmin@palestine-tx.org

2nd Notice

March 28, 2024

Via FIRST CLASS and CERTIFIED MAIL, RETURN RECIEPT REQUESTED: 9589 0710 5270 1662 49

Carlos Hudson
7209 Sunburst Tr.
Denton, Texas 76210

RE: Case Number 32217; Notice of Substandard Building at 823 Fulton Street
Parcel ID 31556; Jackson Block K Lot 2B

Dear Property Owner:

An onsite inspection was made at the above referenced address. It was determined by our department that a substandard structure exists as defined by the building code.

On February 8, 2024, a certified letter was sent, to date no response has been received. A public hearing will be conducted by the City of Palestine Building and Standards Commission to receive any relevant information regarding this structure. You are urged to attend this meeting on the date and time listed below. This is your opportunity to present evidence either by oral testimony or by presenting documents regarding your plan for this structure. Please contact our office to discuss your plan of action before your hearing date.

BUILDING AND STANDARDS COMMISSION
504 N. Queen St.
Palestine, TX 75801

Date: April 25, 2024
Time 4:00 P.M.

The Building and Standards Commission has the authority to declare the building substandard, cause the structure to be vacated, cause it removal, cause its rehabilitation and file liens against the property for expenses occurred.

Respectfully,

Chasity Esparza
Development Services

9589 0710 5270 1325 1662 49

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| <input type="checkbox"/> Adult Signature Required | \$ |
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| Postage | |
| \$ | |
| Total Postage and Fees | |
| \$ | |



Carlos Hudson
7209 Sunburst Tr.
Denton, Texas 76210

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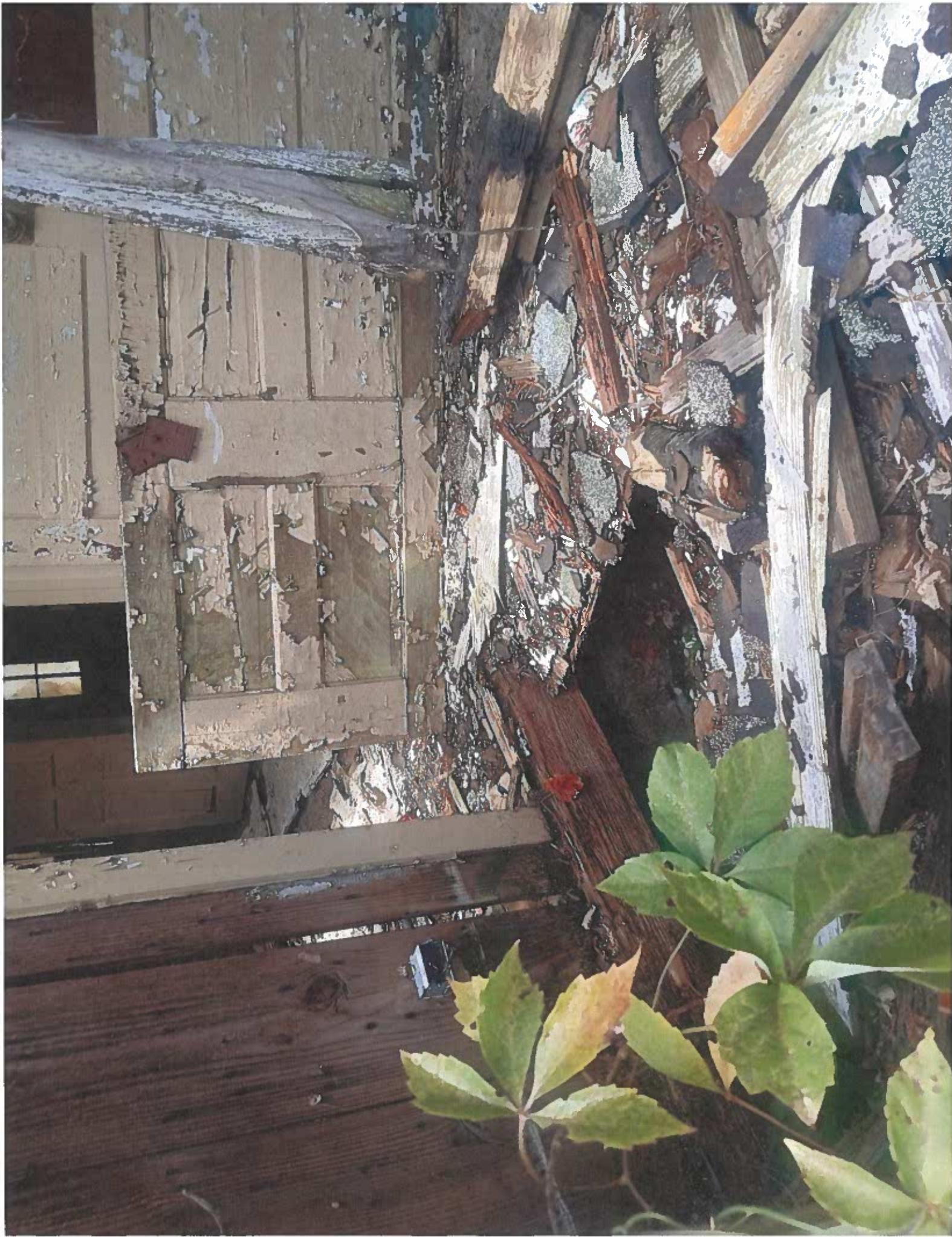
For Instructions





















Agenda Date: 04/25/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Substandard Structure at 117 W. Spring Street
Date Submitted: 04/22/2024

SUMMARY:

Discussion and consideration concerning a substandard structure located at 117 W. Spring Street for rehabilitation. The owner, Franklin Williams, is represented by Alex Nemer, Attorney at Law. The property is located in the Downtown Historic District, which will require a Certificate of Appropriateness. The evaluation prepared by a construction consulting firm has been submitted to the insurance company. The attorney is currently working with an architect to secure the building. Plans are expected within the next thirty days.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Attachments

Photos



277
Picturebook
Hair Design

1334493
2242717

FIRE LINE DO NOT CROSS





Dr. J. M. Pennington
Dentist & Surgeon

SAFETY
REMARKS

FIRE LINE DO NOT CROSS FIRE LINE DO NOT CROSS FIRE LINE DO NOT CROSS FIRE LINE DO NOT CROSS







Agenda Date: 04/25/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Substandard Structure at 804 W. Giraud Street
Date Submitted: 04/22/2024

SUMMARY:

Discussion and consideration concerning a substandard structure located at 804 W. Giraud Street for rehabilitation or demolition. The record owner, A. B. Brown, is deceased. Notice has been received by Mr. Brown's granddaughter, Darlene Reed, who has been paying the taxes on the property and has contacted the city in response to the notices.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Attachments

Report_Notice_Photos



INSPECTION REPORT OF SUBSTANDARD BUILDING
(Palestine City Codes §22-302; §22-303)

Case #: 32671

| | |
|--|---|
| Bldg. Location: <u>804 W Girard St</u> | LOCID/BLK/LOT: <u>Texas Land Company Block 2B</u> |
| Owner/Lienholder: <u>Brown A B</u> | Type Build: <u>Residential</u> |
| Address: <u>3122 Hartselle</u> | Elec Meter #: <u>114 765 578</u> |
| City: <u>Houston</u> | Appraised Value: <u>\$39,562</u> |
| State/Zip Code: <u>TX, 22051</u> | Length Vacant: <u>Unknown</u> |
| Phone: | Checked ACAD: <u>2.9.2024</u> |
| | Parcel ID #: <u>36032</u> |

| DESCRIPTION | MEETS CODE | | REMARKS |
|-------------------------------------|------------|----------|---|
| | YES | NO | |
| Plumbing: (a) Kitchen | | <u>X</u> | Inspect and or replace all plumbing parts |
| (b) Bathroom | | <u>X</u> | Inspect and or replace all plumbing parts |
| (c) Water Heater | | <u>X</u> | Inspect and or replace by certified plumber |
| Electrical: (a) Service | | <u>X</u> | Bring electrical supply up to minimum of _____ amps |
| Installation & Maintenance | | <u>X</u> | Install heating system to bring habitable rooms to 68 degrees |
| Condition of Foundation | | <u>X</u> | Repair or replace piers and beams |
| Condition of Exterior Walls | | <u>X</u> | Repair or replace missing or rotted siding |
| Condition of Roof | | <u>X</u> | Replace/repair roof. Replace/repair fascia/soffit |
| Condition of Floors | | <u>X</u> | Replace/repair/level flooring on interior of structure |
| Condition of Interior Walls/Ceiling | | <u>X</u> | Replace/repair sheetrock, studs, plates and other wood supporting parts |
| Condition of Exterior Doors/Windows | | <u>X</u> | Replace/repair broken and missing windows. |
| Condition of Porches (Front & Back) | | <u>X</u> | Replace/repair rotted or missing wood |
| Condition of Steps (Front & Back) | | <u>X</u> | Replace/repair rotted or missing wood |

STRUCTURE OPEN TO PUBLIC: X YES _____ NO

COMMENTS: Structure is uninhabitable

Date of Inspection/tag 2.9.2024 Inspector: [Signature] Inspector's phone: (903) 731-8417

This inspection is intended for a general guide as to deficiencies resulting in the tagging of the structure as substandard. It is the owner's responsibility to contact the City of Palestine Development Services Department at (903) 731-8419 to get more detailed information concerning specific code violations and what repairs are necessary to bring the dwelling up to minimum standards.



Susan Davis
Planning Tech/HPO
City of Palestine
Phone: (903) 731-8419

504 N. Queen St.
Palestine, TX 75801
plantech@palestine-tx.org

February 15, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1659 45
A B Brown
3127 Hartsville
Houston, Texas 77051

Re: Case Number: 32671; Notice of Substandard Building at 804 Giraud
Parcel ID 36032; Texas Land Company Block 2B lot 18

Dear Mr. Brown:

The above referenced property was inspected and tagged on February 9, 2024, and has been found to be substandard and a public nuisance as defined by the Buildings and Building Regulations, found in Chapter 22, Art. VII, Division 3, Section 22-302 and 22-303 of the City of Palestine Code of Ordinances. Records at the Anderson County Appraisal District indicate that you are the owner. If you are not the present owner, please advise this office; otherwise, we assume you are responsible for the property. The attached Inspection Report of Substandard Building identifies violations and defects at your property. Be advised that until this matter is resolved, and the substandard tag removed, the building may not be occupied.

To request rehabilitation of the substandard building, you must submit a Rehabilitation Plan of Action (Plan) within fifteen (15) days of the date that you receive this Notice. Your failure to respond or furnish requested information will result in referral of this case to the Building and Standards Commission.

Please submit your Rehabilitation Plan of Action and other required documents to the Development Services Department. Construction plans should reflect efforts to bring the building into compliance with minimum standards and financial feasibility of the planned project will be based on verifiable financial information showing how you intend to pay for planned rehabilitation costs.

Your Plan will be reviewed by the Building and Standards Commission at a public hearing at the time and place assigned below. You should be present to answer any questions the Commissioners may have about your Plan.

If the Building and Standards Commission accepts your Plan with or without modification, a Rehabilitation Order will be issued requiring you to start rehabilitation and complete the project within a specific period, usually no more than 30-90 days. You will be responsible to obtain all applicable permits and to perform the required work so that the substandard property will be brought into compliance with the minimum standards and consistent with your Rehabilitation Plan of Action and the Commission's Order.

If the Building and Standards Commission rejects your Plan and orders demolition, a Demolition Order will be signed, and the City will proceed with demolition and clearance of the substandard building. If demolition is ordered, the City will notify you of the date of demolition at least ten (10) days prior to the scheduled demolition date. The City will provide a certified statement of charges to you within ten (10) days of the demolition, and you will have thirty (30) days from the date of receipt to make payment. A lien will be placed on your property until demolition costs have been paid in full.

If you are present at the hearing, a copy of the Demolition or Rehabilitation Order will be hand-delivered to you. The Order will be forwarded to you within ten (10) days of the hearing. You have thirty (30) days from your receipt of an Order to file an appeal in District Court. Otherwise, the Order will become final.

A public hearing related to your property is set on the Building and Standards Commission agenda at 4:00 pm on April 25, 2024, at the City of Palestine, City Hall Council Chambers located at 504 North Queen Street, Palestine, Texas.

You are responsible for meeting all deadlines and are encouraged to contact this department should you have any questions about this Notice or your responsibilities to assist in solving the problem of the substandard building on your property. Please contact me at (903) 731-8419 if you have questions. Thank you for your prompt attention to this matter.

Sincerely,
City of Palestine, Development Services

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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postage \$

Total Post

A B Brown
 3127 Hartsville
 Houston Tx. 77051

Sent To
 Street
 City, State

PS Form



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

A B Brown
 3127 Hartsville
 Houston Tx. 77051



9590 9402 8445 3156 4494 74

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1659 45

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 Lakisha Bobb
 D. Is delivery address different from item 1? ☒ Yes ☐ No
 If YES, enter delivery address below:

2-29-24

3. Service Type
☐ Adult Signature
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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Insured Mail[®]
☐ Registered Mail[™]
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation[™]
☐ Signature Confirmation Restricted Delivery
☐ Priority Mail Express[®]

Domestic Return Receipt



Chasity Esparza
HPO/Administrative Asst.
City of Palestine
Phone: (903) 731-8402

504 N. Queen St.
Palestine, TX 75801
hpoadmin@palestine-tx.org

2nd Notice

March 28, 2024

Via FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1662 32

Darlene Reed
1031 Mango Dr.
Del Ray Beach FL 33444

**RE: Case Number 32671; Notice of Substandard Building at 804 Giraud
Parcel ID 36032; Texas Land Company Block 2B Lot 18**

Dear Property Owner:

An onsite inspection was made at the above referenced address. It was determined by our department that a substandard structure exists as defined by the building code.

On February 15, 2024, a certified letter was sent, to date no response has been received. A public hearing will be conducted by the City of Palestine Building and Standards Commission to receive any relevant information regarding this structure. You are urged to attend this meeting on the date and time listed below. This is your opportunity to present evidence either by oral testimony or by presenting documents regarding your plan for this structure. Please contact our office to discuss your plan of action before your hearing date.

BUILDING AND STANDARDS COMMISSION
504 N. Queen St.
Palestine, TX 75801

Date: April 25, 2024
Time 4:00 P.M.

The Building and Standards Commission has the authority to declare the building substandard, cause the structure to be vacated, cause its removal, cause its rehabilitation and file liens against the property for expenses occurred.

Respectfully,

Chasity Esparza
Development Services

9589 0710 5270 1325 1662 32

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☐ Return Receipt (electronic)

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☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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Postage

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Total

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Sent

Stre

City

Darlene Reed
1031 Mango Dr
Del Ray Beach FL 33444











