

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
June 27, 2024
4:00 p.m.
City Council Chambers
504 N. Queen Street
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/82212578843?pwd=umnNCvvLWaep1B3bjzrPNXDwm4LG8.1>

Meeting ID: 822 1257 8843
Passcode: 387376

One tap mobile
+13462487799,,82212578843#,,, *387376# 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/palestinety/

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. DIRECTOR'S REPORT

F. APPROVAL OF MINUTES

1. Consider approval of minutes from the May 23, 2024, meeting.

G. 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: 1309 N. Jackson Street, Green, Block 43, Lot 12, 13, and 28.
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: 809 N. Jackson, Debar, Block D, Lot 8.

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: 700 N. Ash Street, Reagan, Block H, Lot 10.
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: 546 South Magnolia Street, Original Block 101-Hallum Lot 10A & 1/2 Alley.
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: 309 W. Reagan, Railroad, Block R, Lot 6.
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: 616 S. Dorrance, also identified as Jackson, Block H, Lot 1E.
7. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 503 N. Grove Street, also known as Jackson, Block O, Lot 2D.
8. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 1523 Roberts, West Palestine Heights, Block F, Lot 9.
9. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 411 Texas Avenue, Texas Land Company, Block B7, Lot 57D & 58C.

H. **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, June 24, 2024, at 2:30 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: 06/27/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Approval of Minutes for the May 23, 2024 Meeting
Date Submitted: 06/14/2024

SUMMARY:

Consider approval of minutes from the May 23, 2024, meeting.

RECOMMENDED ACTION:

Staff recommends approval of 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, May 23, 2024, at 3:30 p.m., in the City Conference Room at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present: Board Members, Chair Mark Henderson, George Torma, Isaac Wynn, Kurt Herrington, and Jason Stephens.

Staff present: Building Inspector William McCormick, Planning Tech Susan Davis, HPO Chasity Esparza, City Secretary April Jackson, and City Administrative Assistant Casey DeBord.

Board Members absent: Mark Thomas.

CALL TO ORDER

With a quorum present, Chairman Mark Henderson called the meeting to order at 3:30 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

Item 1 was moved to the end of the Discussion and Action Items.

PUBLIC COMMENTS

There were none.

CONFLICT OF INTEREST DISCLOSURES

None.

APPROVAL OF MINUTES

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

Commissioner Herrington made a motion, seconded by Commissioner Wynn, to approve minutes from April 25, 2024. Upon vote, motion carried unanimously 5-0.

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 1309 N. Jackson Street, Green, Block 43, Lot 12, 13, and 28.

Susan Davis, Planning Tech, presented a summary of the status of the vacant structure which was damaged by fire in November 2023. Salvador Castillo attended the meeting via Zoom and stated that he purchased the property which is owner financed and that the property and insurance are in Carlos Gonzalez's name. After reviewing the documentation and discussing the structure, Commissioner Torma made a motion, seconded by Commissioner Herrington, to allow a 30-day extension of time to secure the property and change ownership. Upon vote, the motion was unanimously approved 5-0.

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 205 W. Pine Street, Green, Block 2, Lot 4A, 5A, and 6A.

Susan Davis, Planning Tech, presented a summary of the status of the vacant structure. Barry and Susie Davidson were in attendance and discussed financial hardship due to hurricane damage to Houston residence, and the sale of the Houston. Commissioner Wynn made a motion, seconded by Commissioner Stephens, to allow a 90-day extension of time to make progress. Upon vote, the motion was unanimously approved 5-0.

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 413 N. Texas Avenue, Texas Land Company, Block B7, Lot 56C, 57A, 57C, and 58A.

Susan Davis, Planning Tech, presented a summary of the status of the vacant structure that was damaged by fire after a vehicle crashed into the residence. Gerald Mims attended the meeting on behalf of Cedilia Mims who is disabled and in need of assistance with demolition and rebuilding. Mr. Mims stated that after consultation that a contractor does not think that rehabilitation is an option. Commissioner Wynn made a motion, seconded by Commissioner Torma, to allow a 90-day extension of time to prepare a plan for rehabilitation or demolition. Upon vote, the motion was unanimously approved 5-0.

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 610 May Street, Larkin and Campbell, Block 5, Lot 5C.

Susan Davis, Planning Tech, presented a summary of the status of the vacant structure that is located within the Michaux Park Historic District. Richard Henderson was in attendance and stated his desire to remove the front porch and sell the property. Commissioner Stephens made a motion, seconded by Commissioner Wynn, to allow a 90-day extension of time for the removal brush from the yard and demolish the front porch. Upon vote, the motion was unanimously approved 5-0.

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 408 Fitzhugh Street, Keller (City), Lot 4.

Susan Davis, Planning Tech, presented information concerning the vacant structure that was damaged by fire and the Commission's decision during the February 2024 meeting. The owner was not present during the meeting. Nicole Dennis, the adjacent property owner, expressed a desire to purchase and demolish the structure. Commissioner Torma made a motion, seconded by Commissioner Stephens, to have the structure bid out for demolition. Upon vote, the motion was unanimously approved 5-0.

6. 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 614 N. Queen Street, Debard, Block 37, Lot 15A and 15B.

Susan Davis, Planning Tech, presented information concerning the damage to the structure and the rehabilitation plan submitted by the owner. Dolly Hames attended the meeting via Zoom and provided information concerning the three phases of the rehabilitation plan, and provided confirmation that phase one includes the roof, porch, and deck. Commissioner Herrington made a motion, seconded by Commissioner Stephens, to allow a 90-day extension of time to proceed with phase one of the project but cautioned that the commission needs to see progress. Upon vote, the motion was unanimously approved 5-0.

7. 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 318 N. Variah Street, Murchison and McDonald By-Pass, Block 2, Lot 20.

Susan Davis, Planning Tech, presented information concerning the status of the structure. Mike Scott attended the meeting and provided information concerning plans to rehabilitate the structure. Commissioner Wynn made a motion, seconded by Commissioner Stephens, to allow a 30-day extension of time to close the house and install underpinning/skirting. Upon vote, the motion was unanimously approved 5-0.

8. 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 609 E. Reagan Street, Fairview, Block 2, Lot 2.

Susan Davis, Planning Tech, presented information concerning the status of the structure. The owner was not present at the meeting. Commissioner Wynn made a motion, seconded by Commissioner Torma, to allow a 30-day extension of time to locate the owners. Upon vote, the motion was unanimously approved 5-0.

9. 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 117 W. Spring Street, Original, Block 163, Lot 7.

Susan Davis, Planning Tech, presented information concerning the brick damage which occurred in January 2024, the inspection report, and communications with the owner's attorney. The owner was not present at the meeting. Commissioner Herrington made a motion, seconded by Commissioner Stephens requiring the owner to immediately secure the property and place barricades. Upon vote, the motion was unanimously approved 5-0.

ADJOURN

With no other business to come before the Board, Commissioner Wynn made a motion, seconded by Commissioner Torma, to adjourn the meeting at 4:42 p.m., meeting was adjourned.

PASSED AND APPROVED THIS 27th DAY OF JUNE 2024.

Mark Henderson, Chairman

ATTEST:

Susan Davis, Planning Tech



Agenda Date: 06/27/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Substandard Structure located at 1309 N. Jackson Street
Date Submitted: 06/18/2024

SUMMARY:

Discussion and consideration concerning a substandard structure located at 1309 N. Jackson Street, also known as Green, Block 43, Lot 12, 13 & 28, for rehabilitation or demolition. The structure was damaged by fire and is currently vacant. Salvador Castillo Diaz entered into a Lease Agreement-Residential to Own Contract with the record owner, Carlos Gonzales, on or about July 13, 2018. Mr. Diaz attended the Building and Standards Commission meeting on May 23, 2024, via Zoom, wherein a motion to grant a 30-day extension of time to transfer ownership was unanimously approved. Mr. Diaz has informed the city that a local attorney is handling the closing documents, but he has been unable to complete the transfer at this time. He is seeking a 60-day extension of time to complete the transfer and determine whether to rehabilitate or demolish the structure. Based upon the information available, it appears that taxes are outstanding.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Attachments

Notices and Report
Photos



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 1660 27

Carlos Gonzales
281 ACR 2205
Palestine, Tx 75803

Re: Case Number: 32692; Notice of Substandard Building at 1309 N Jackson
Parcel 30344; Green Block 43 Lot 12, 13 & 28

Dear Mr. Gonzales:

The above referenced property was inspected and tagged on February 20, 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 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



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

April 12, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1662 87

Carlos Gonzales
281 ACR 2205
Palestine Texas 75803

RE: 1309 North Jackson, Palestine Texas 75803; Case Number 32692

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 shown 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 before your hearing date.

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

Date: May 23, 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

9589 0710 5270 1325 1660 27

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For delivery information, visit our website at www.usps.com.
Palestine, TX 75803

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee \$3.65 if appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$17.00
<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<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

Carlos Gonzales
281 ACR 2205
Palestine Tx 75803

02/23/2024

Postmark
Here

for Instructions

9589 0710 5270 1325 1662 70

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

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 \$

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Carlos Gonzales
281 ACR 2205
Palestine Texas 75803

Postmark
Here

See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

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 \$

To \$

Set \$

St \$

City

Carlos Hudson
7209 Sunburst Trail
Denton, Texas 76210



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:

Carlos Hudson
7209 Sunburst Trail
Denton, Texas 76210



9590 9402 8445 3156 4485 21

2. Article Number (Transfer from service label)
9589 0710 5270 1325 1665 39

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

☐ Agent
☐ Addressee

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

C. Date of Delivery
5-22-2024

3. Service Type

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

Domestic Return Receipt

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



Case #: 32692

Bldg. Location: <u>1309 N Jackson</u>	LOCID/BLK/LOT: <u>Green Blk 43 Lot 12, 13 & 28</u>
Owner/Lienholder: <u>Gonzales Carlos</u>	Type Build: <u>Residential</u> Year Built: <u>Unknown</u>
Address: <u>281 Aa County Rd 2205</u>	Elec Meter #: <u>N/A</u> # of bedrooms: <u>Unknown</u>
City: <u>Palestine</u>	Appraised Value: <u>\$59,362</u>
State/Zip Code: <u>TX, 75801-03</u>	Length Vacant: <u>Unknown</u>
Phone:	Checked ACAD: <u>2-20-2024</u>
	Parcel ID #: <u>30344</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

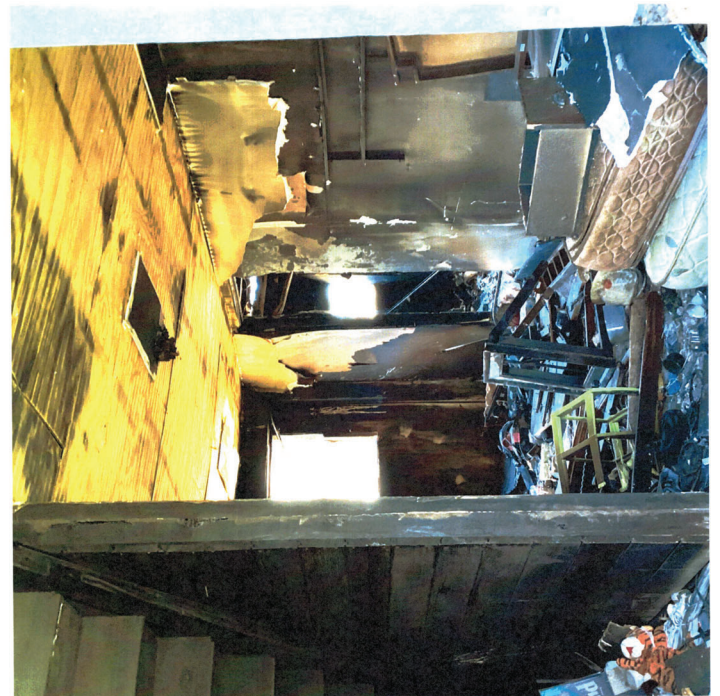
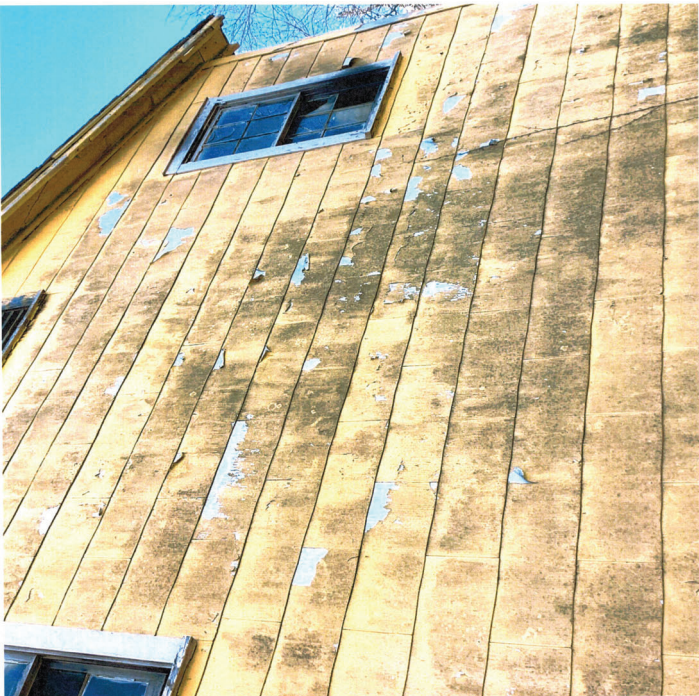
STRUCTURE OPEN TO PUBLIC: ☒ YES ☐ NO

COMMENTS: Structure is broken & uninhabitable

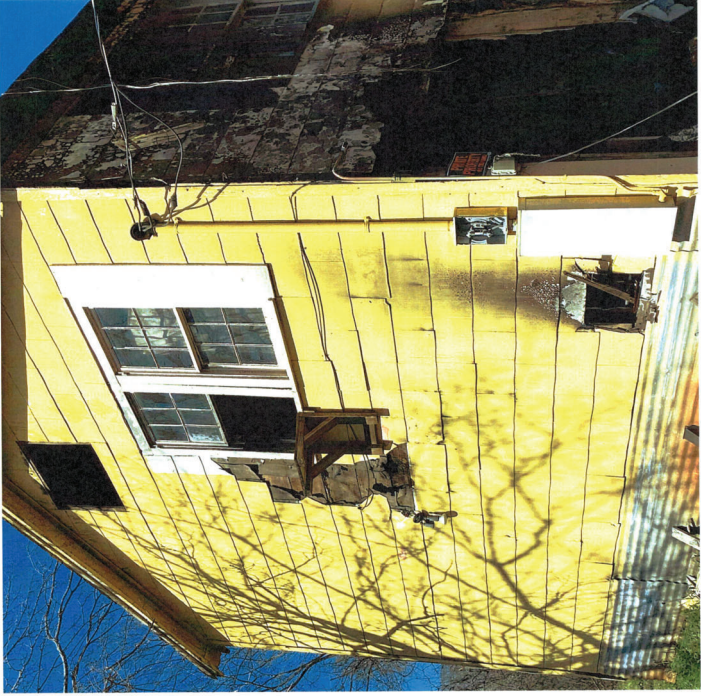
Date of Inspection/tag 2-20-2024 Inspector:  Inspector's phone: (903) 731-8417

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.











Agenda Date: 06/27/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Substandard Structure at 809 N. Jackson
Date Submitted: 06/14/2024

SUMMARY:

Discussion and consideration concerning a substandard structure located at 809 N. Jackson, also identified as Debard, Block D, Lot 8, for rehabilitation or demolition. During inspection, the structure was found to be in such disrepair that it presents an imminent threat to the health and safety of the occupants. The record owner, Luis A. Giron, has not provided a Rehabilitation Plan but has indicated that he plans to repair the roof with tin then cover it with tarps to prevent leaks. Google Maps dating back to 2008 show tarps on the roof. Notices were previously sent on March 24, 2020, and June 18, 2020. Based upon information available, it appears that taxes are current.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Attachments

Notices and Report
Photos



INSPECTION REPORT OF SUBSTANDARD BUILDING
(Palestine City Codes Chapter 22, Article VII)

Bldg. Location: <u>809 N Jackson</u>	LOCID/BLK/LOT: <u>Dubard Blk D Lot 8</u>	
Owner/Lienholder: <u>Gordon Lewis R</u>	Type Build: <u>Residential</u>	Year Built: <u>Unknown</u>
Address: <u>809 N Jackson</u>	Elec Meter #:	# of bedrooms: <u>Unknown</u>
City: <u>Palestine</u>	Appraised Value: <u>\$23,227</u>	
State/Zip Code: <u>TX, 75801</u>	Length Vacant: <u>N/A</u>	
Phone:	Checked ACAD: <u>5-28-2024</u>	

DESCRIPTION	CODE SECT.	MEETS CODE		REMARKS
		YES	NO	
Plumbing: (a) Kitchen	<u>N/A</u>			Inspect and or replace all plumbing parts
(b) Bathroom	<u>N/A</u>			Inspect and or replace all plumbing parts
(c) Water Heater	<u>N/A</u>			Inspect and or replace by certified plumber
Electrical: (a) Service	<u>N/A</u>			Bring electrical supply up to minimum of _____ amps
Installation & Maintenance	<u>N/A</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>N/A</u>			Replace/repair/level flooring on interior of structure
Condition of Interior Walls/Ceiling	<u>N/A</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 needs massive repairs, Deemed uninhabitable

Date of Inspection/tag 5-28-2024 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.

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

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



June 5, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 7020 1290 0000 2938 8265

Luis Giron
809 N. Jackson
Palestine Texas 75801

Re: Case Number 32869: Notice of Substandard Structure at 809 North Jackson
Parcel ID 28908; Debard Block D Lot 8

Dear Mr. Giron:

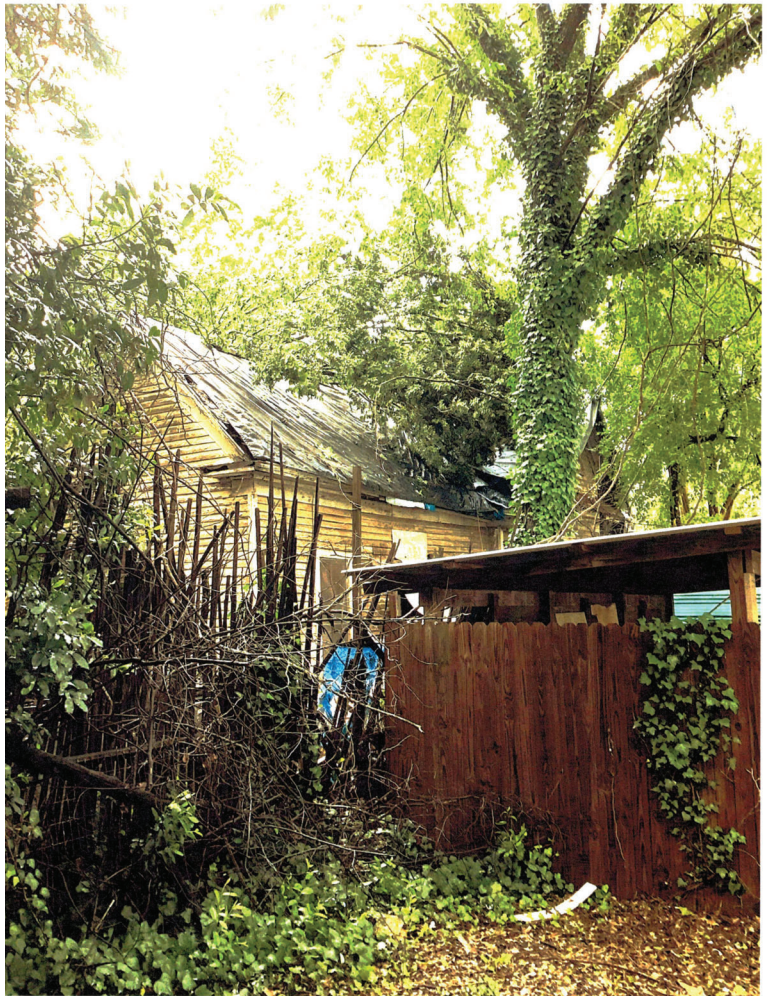
A recent inspection was completed regarding the above-referenced property. The Building Inspector has determined the conditions of this property to be in violation of City Code Article VII, Substandard Buildings, Section 22-302 and 22-303. The condition of this property has been deemed as an imminent threat to health and safety to the general public. The Building Inspector has instituted Emergency Procedures, as set forth in the City Code of Ordinances Division 3, Section 22-301.

Please consider this letter as notification that this Case will be referred to the City of Palestine Building and Standards Commission, which will meet on June 27, 2014, at 4:00 pm.

If you have any questions, please contact the Development Services Department at 903-731-8402.

Sincerely,

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only		SECTION		COMPLETE THIS SECTION ON DELIVERY	
For delivery information, visit our website at www.usps.com .		on the reverse rd to you.		A. Signature 	
OFFICIAL USE		of the mailpiece, mits.		B. Received by (Printed Name) C. Date of Delivery	
Certified Mail Fee \$				D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Extra Services & Fees (check box, add fee as appropriate)		PALESTINE, TX 75801		3. Service Type	
<input type="checkbox"/> Return Receipt (hardcopy) \$		Postmark Here JUN 5 2024		<input type="checkbox"/> Adult Signature	
<input type="checkbox"/> Return Receipt (electronic) \$				<input type="checkbox"/> Adult Signature Restricted Delivery	
<input type="checkbox"/> Certified Mail Restricted Delivery \$				<input type="checkbox"/> Certified Mail®	
<input type="checkbox"/> Adult Signature Required \$				<input type="checkbox"/> Certified Mail Restricted Delivery	
<input type="checkbox"/> Adult Signature Restricted Delivery \$				<input type="checkbox"/> Collect on Delivery	
Postage \$				<input type="checkbox"/> Collect on Delivery Restricted Delivery	
Luis Giron		22 3029 18		<input type="checkbox"/> Insured Mail	
809 N Jackson		service label)		<input type="checkbox"/> Mail Restricted Delivery	
Palestine Texas 75801		00 2938 8265		<input type="checkbox"/> Priority Mail Express®	
				<input type="checkbox"/> Registered Mail™	
				<input type="checkbox"/> Registered Mail Restrict Delivery	
				<input type="checkbox"/> Return Receipt for Merchandise	
				<input type="checkbox"/> Signature Confirmation™	
				<input type="checkbox"/> Signature Confirmation Restricted Delivery	





6/12/24, 1:51 PM

801 N Jackson St - Google Maps

Google Maps 801 N Jackson St



Image capture: Mar 2024 © 2024 Google



<https://www.google.com/maps/@31.7661442,-95.6375056,3a,75y,287.91h,95.63h/data=!3m1!1e13m1!1sQARFQ7QKcEEM7Eg86d1w2x075s20240301T000000!6shttps:%2F%2Fstreetviewpixels-pa...> 1/1

6/12/24, 1:50 PM

801 N Jackson St - Google Maps

Google Maps 801 N Jackson St

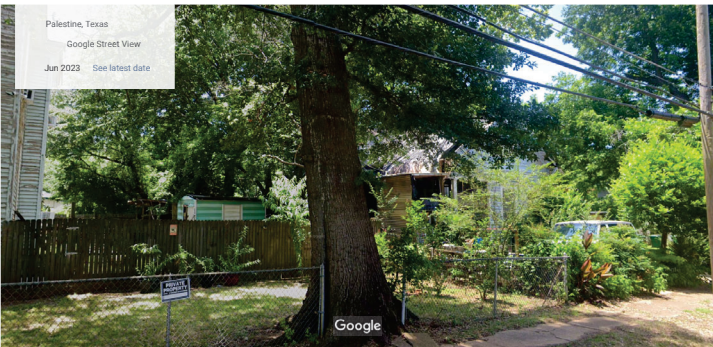
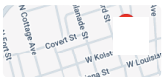


Image capture: Jun 2023 © 2024 Google



https://www.google.com/maps/@31.7661382,-95.6375086,3a,42.1y,287.91h,95.65h/data=!3m1!1e13m1!1s9956V_fSx2V6b6pwcVPSg2e075s20230601T000000!6shttps:%2F%2Fstreetviewpixels-pa.g... 1/1

6/12/24, 1:48 PM

801 N Jackson St - Google Maps

Google Maps 801 N Jackson St



Image capture: Mar 2021 © 2024 Google



<https://www.google.com/maps/@31.7661573,-95.6375049,3a,24.8y,285.02h,92.28h/data=!3m1!1e13m1!1sYlQT422Y4-6WQyAWV1A,YA2e075s20210301T000000!6shttps:%2F%2Fstreetviewpixels-pa.g...> 1/1

6/12/24, 1:47 PM

801 N Jackson St - Google Maps

Google Maps 801 N Jackson St



Image capture: May 2016 © 2024 Google



<https://www.google.com/maps/@31.7661469,-95.6375086,3a,29.8y,287.04h,94.63h/data=!3m1!1e13m1!1semVKg27lQubpIEjuZxQyQ2e075s20160501T000000!6shttps:%2F%2Fstreetviewpixels-pa.g...> 1/1

Google Maps 812 N Jackson St



Image capture: Mar 2013 © 2024 Google





Agenda Date: 06/27/2024
To: Building and Standards Commission
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer
Agenda Item: Substandard structure at 700 Ash
Date Submitted: 06/17/2024

SUMMARY:

Discussion and consideration concerning a vacant substandard structure at 700 Ash Street for demolition or rehabilitation. On February 22, 2024, the Building and Standards Commission approved a 90-day extension for completion of foundation repairs. To date, no work has been started, and no permits have been pulled.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

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.

Attachments

Notice
Photos

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

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



June 5, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED:7020 1290 0000 2938 8258

JFT Properties, LLC
110-11 Queens Blvd # 16B
Forest Hills, NY 11375

Re: Case Number: 32291; Notice of Substandard Building at 700 Ash Street
Parcel ID 34862; Reagan Block H Lot 10

Dear Mr. Fattal:

On February 22, 2024, the Building and Standards Commission unanimously made the decision to grant a ninety-day extension for the completion of foundation repairs, to date no work has been completed and the condition of the structure has continued to decline.

A public hearing will be conducted by the City of Palestine Building and Standards Commission, whose final decision may be to order demolition or impose civil penalties.

You are urged to attend this meeting on the date and time shown below, please contact the Development Services Department if you have any questions.

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

Date: June 27, 2024
Time: 4:00 P.M.

If you have any questions, please contact the Development Services Department at 903-731-8402.

Sincerely,

Chasity Esparza
Development Services

7020 1290 0000 2938 8258

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For delivery information, visit our website at www.usps.com ®.	
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
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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	\$
Sent	
Street	
City	

JFT Properties
110-11 Queens Blvd # 16B
Forest Hills, NY 11375

PALESTINE POST OFFICE
JUN 5 2024
PALESTINE TX 75801







Shot from my iPad



Agenda Date: 06/27/2024
To: Building and Standards Commission
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer
Agenda Item: Substandard structure at 546 N. Magnolia
Date Submitted: 06/14/2024

SUMMARY:

Discussion and consideration concerning a vacant substandard structure located at 546 N. Magnolia, also known as Original, Block 101-Hallum, Lot 10A & 1/2 AL, for rehabilitation. Socorro Meza responded to the substandard notices on behalf of the current owners and has since secured the structure and cleaned the yard. A Rehabilitation Plan of Action has not been submitted. Based upon the information available, the property taxes appear to be current.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Consider authorizing the Development Service Staff to take such action necessary, including demolition and removal or rehabilitation of the unsafe structure and conditions of the structures listed at: 546 South Magnolia Street, Original Block 101-Hallum Lot 10A & 1/2 Alley.

Attachments

Notices and Report
Photos

Case #: 32754

Bldg. Location: <u>546 N Magnolia St</u>	LOCID/BLK/LOT: <u>Original Blk 101 Hallway lot 101 1/2 acre</u>	
Owner/Lienholder: <u>Smith Cynthia T & Brenda Meza</u>	Type Build: <u>Residential</u>	Year Built: <u>N/A</u>
Address: <u>2608 Southern Hills Blvd #37</u>	Elec Meter #: <u>N/A</u>	# of bedrooms: <u>Unknown</u>
City: <u>Arlington</u>	Appraised Value: <u>\$12,416</u>	
State/Zip Code: <u>TX, 76006</u>	Length Vacant: <u>Unknown</u>	
Phone:	Checked ACAD: <u>3.4.2024</u>	
	Parcel ID #: <u>34323</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 uninhabitable

Date of Inspection/tag 3.4.2024 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

March 22, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1661 40

Cynthia Smith & Brenda Meza
2608 Southern Hills Blvd # 37
Arlington, Texas 76006

Re: Case Number: 32754; Notice of Substandard Building at 546 N. Magnolia
Parcel 34373; Original Block 101- Hallum Lot 10A & ½ Alley

To whom it may concern:

The above referenced property was inspected and tagged on March 4, 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 June 27, 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 0966 9281 24

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
Ser Cynthia Smith & Brenda Meza
Str 1001 Livingston Dr
City Hurst Tx 76053

PALESTINE TX 75602
10
USP
Postmark Here

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X**  ☐ Agent ☐ Addressee

B. Received by (Printed Name) **CSM** C. Date of Delivery **4/10**

D. Is delivery address different from item 1? ☒ Yes ☐ No
If YES, enter delivery address below:
**1001 Livingston Dr
Hurst TX 76053**

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 **40** Restricted Delivery (over 500g)

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



June 10, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 0966 9281 24
Cynthia Smith & Brenda Meza
1001 Livingston Dr
Arlington Tx 76053

RE: 546 Magnolia Street, Palestine Texas; Case Number 32754

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 March 22, 2024, a certified letter was sent. 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 shown 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 before your hearing date.

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

Date: June 27, 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,

9589 0710 5270 1325 1661 40

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<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	\$
Sent	
Street	
City	
Cynthia Smith & Brenda Meza 2608 Southern Hills Blvd # 37 Arlington, Texas 76006	

PALESTINE POST OFFICE
PALESTINE, TX 75801
22
2024

PS Form 3800, January 2023 PSN 7500-02-000-9042 See Reverse for Instructions









Agenda Date: 06/27/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Substandard Structure at 309 W. Reagan
Date Submitted: 06/14/2024

SUMMARY:

Discussion and consideration concerning a vacant substandard structure located at 309 W. Reagan, also identified as Railroad, Block R, Lot 6, for rehabilitation or demolition. The record owner, Willie Carwell, has not provided a Rehabilitation Plan. Based upon the information available, it appears that taxes are current.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Attachments

Notices and Report
Photos



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

Case #: _____

Bldg. Location: <u>303 W Reagan</u>	LOCID/BLK/LOT: <u>Railroad BLK R Lot 6</u>	
Owner/Lienholder: <u>Carwell Willie L Etrix Vera</u>	Type Build: <u>Residential</u>	Year Built: <u>1995</u>
Address: <u>202 Spruce St</u>	Elec Meter #: <u>166 117 848</u>	# of bedrooms: <u>Unknown</u>
City: <u>Palestine</u>	Appraised Value: <u>\$16,661</u>	
State/Zip Code: <u>TX, 75803</u>	Length Vacant: <u>Unknown</u>	
Phone: <u>845-229-4526</u>	Checked ACAD: <u>2-15-2024</u>	
	Parcel ID #: <u>34208</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 falling in on its self

Date of Inspection/tag 2-15-2024 Inspector:  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

March 22, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1661 88

Willie Carwell
202 Spruce
Palestine, Texas 75801

Re: Case Number: 32758; Notice of Substandard Building at 309 W Reagan
Parcel 34708; Railroad Block R Lot 6

Dear Mr. Carwell:

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 bearing related to your property is set on the Building and Standards Commission agenda at 4:00 pm on June 27, 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

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

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

June 10, 2024

2nd Notice

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT
Willie Carwell
1005 Birch
Palestine, Texas 75801

RE: 309 W. Reagan; Palestine Texas; Case Number 32758

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 March 22, 2024, a certified letter was sent. 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 shown 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 before your hearing date.

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

Date: June 27, 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

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
Sent Willie Carwell
1005 Birch
Palestine, Texas 75801
City
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

COMPLETE THIS SECTION

Items 1, 2, and 3.
Name and address on the reverse
can return the card to you.
card to the back of the mailpiece,
if space permits.

Willie Carwell
1005 Birch
Palestine, Texas 75801

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A. Signature ☒ 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 ☐ Priority Mail Express® ☐ Registered Mail™
☐ Adult Signature ☐ Registered Mail Restricted
☐ Adult Signature Restricted Delivery

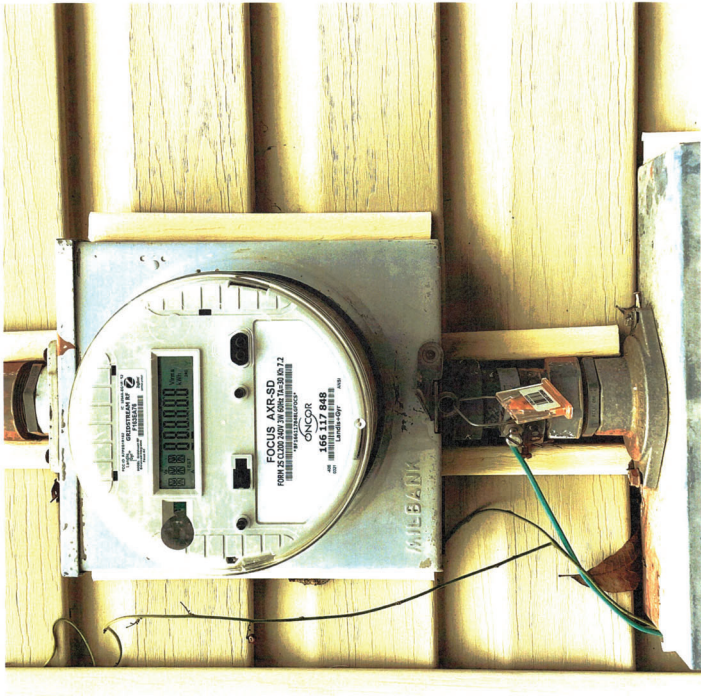
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
Sent Willie Carwell
1005 Birch
Palestine, Texas 75801
City
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions











Agenda Date: 06/27/2024
To: Building and Standards Commission
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer
Agenda Item: Substandard Structure at 616 S. Dorrance
Date Submitted: 06/14/2024

SUMMARY:

Discussion and possible action regarding a vacant substandard structure at 616 S. Dorrance, also identified as Jackson, Block H, Lot 1E, for rehabilitation. Record owner Katherine Scott is deceased. Ms. Scott's son, Wilky Scott, has maintained the property and has paid the taxes. Based upon the information available, it appears that taxes are current. Mr. Scott would like an extension to come up with a Rehabilitation Plan of Action.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Attachments

Notices and Report
Photos



INSPECTION REPORT OF SUBSTANDARD BUILDING
(Palestine City Codes Chapter 22, Article VII)

Case # 32842

Bldg. Location: 616 Dorrance St	LOCID/BLK/LOT: Jackson Blk # Lot 1 E	
Owner/Lienholder: Scott Katherine	Type Build: Residential	Year Built: 1954
Address: 616 Dorrance	Elec Meter #: 164 425 177	# of bedrooms: 2
City: Palestine, TX 75801	Appraised Value: \$28,051	
State/Zip Code:	Length Vacant: Unknown	
Phone: 903-373-5665	Checked ACAD: 4-12-2024	31520

DESCRIPTION	CODE SECT.	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: Substandard, immediate demo

Date of Inspection/tag 4.12.2024 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.

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

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

May 22, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT
Wilky Scott C/o Katherine Scott
616 Dorrance
Palestine, Texas 75801

Re: Case Number: 32842; Notice of Substandard Building at 616 Dorrance
Parcel 31520; Jackson Block H Lot 1 E

Dear Mr. Scott:

The above referenced property was inspected and tagged on April 12, 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 and place assigned below. You must sign and return this card with your Plan.

If the Building and Standards Commission issues a Rehabilitation Order will be issued within a specific period, usually no more than 30 days, to perform the work required for compliance with the minimum standards of the Commission's Order.

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>A. Signature <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 <input type="checkbox"/> No If YES, enter delivery address below: _____</p>	
1. Article Addressed to: Wilky Scott C/o Katherine Scott 616 Dorrance Palestine, Texas 75801		3. Service Type <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"/> Registered Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation® <input type="checkbox"/> Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 7020 1290 0000 2938 8081		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



June 10, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 0966 9281 31
Wilky Scott
616 S. Dorrance
Arlington Tx 76053

RE: 616 South Dorrance Street, Palestine Texas; Case Number 32842

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 May 22, 2024, a certified letter was sent. 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 shown 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 before your hearing date.

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

Date: June 27, 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.

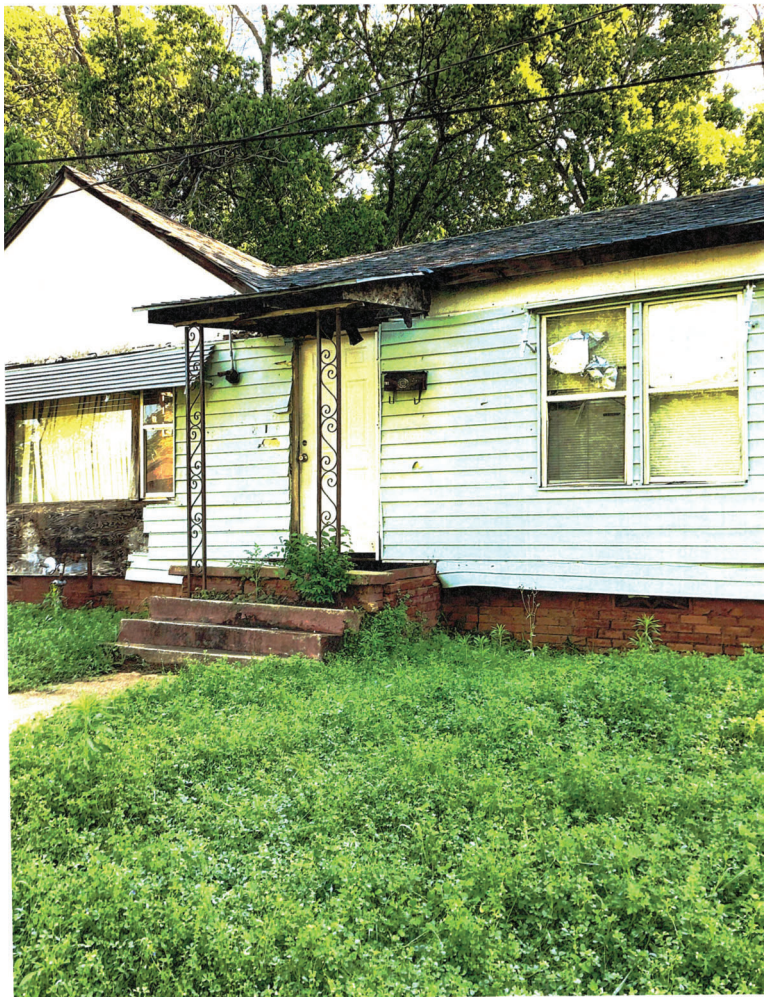
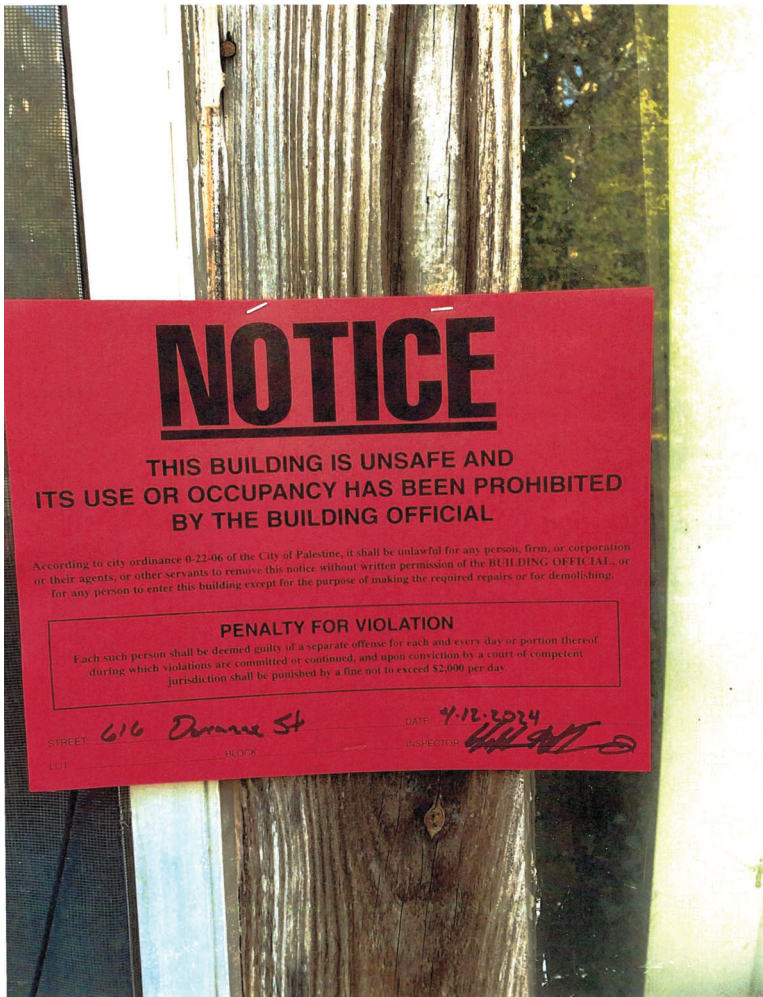
Respectfully,

Chasity Esparza

9589 0710 5270 0966 9281 31

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
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	\$
Sent To	Wilky Scott
Street	616 S. Dorrance
City	Arlington Tx 76053
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark Here







Agenda Date: 06/27/2024
To: Building and Standards Commission
From: Susan Davis, Planning Technician
Agenda Item: Substandard Structure at 503 Grove
Date Submitted: 06/18/2024

SUMMARY:

Discussion and consideration concerning a vacant substandard structure at 503 N. Grove Street, also known as Jackson, Block O, Lot 2D, for rehabilitation or demolition. The owner, Renyield Hunt, has acknowledged receipt of the notice sent via certified mail but has not submitted a Rehabilitation Plan. Based upon the information available, it appears that taxes are current.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Attachments

Notices and Report
Photos



INSPECTION REPORT OF SUBSTANDARD BUILDING
(Palestine City Codes Chapter 22, Article VII)

Case # 32848

Bldg. Location: 503 Grove St	LOCID/BLK/LOT: Jackson Blk & Lot 2D	
Owner/Lienholder: Hunt Renyard	Type Build: Residential	Year Built: 1977
Address: 307 S Dorance St	Elec Meter #: N/A	# of bedrooms: 3
City: Palestine	Appraised Value: \$5,830	
State/Zip Code: TX, 75401	Length Vacant: Unknown	
Phone: 512-998-6283	Checked ACAD: 4.25.2024 - 31606	

DESCRIPTION	CODE SECT.	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: Structure is uninhabitable and beyond repair. Request for Demo

Date of Inspection/tag 4-25-2024 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.



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

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

May 22, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 7020 1290 0000 2938 8104

Renyield Hunt
307 S. Dorrance
Palestine, Texas 75801

Re: Case Number:32848; Notice of Substandard Building at 503 Grove Street, Palestine Texas
Parcel 31606; Jackson Block O Lot 2D

Dear Mr. Hunt:

The above referenced property was inspected and tagged on April 25, 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 June 27, 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

7020 1290 0000 2938 8104

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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	\$
Sent to: Renyild Hunt	
307 S. Dorrance	
Palestine, Texas 75801	
City:	
PS Form 3800, April 2015 PSN 7530-02-000-9047	
See Reverse for Instructions	

PALESTINE POST OFFICE
PALESTINE, TX 75801
MAY 20 2024
Postmark Here

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

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



June 10, 2024

2nd Notice

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 0966 9281 17

Renyard Hunt
704 W. Main
Palestine Tx 75801

RE: 503 Grove Palestine Texas; Case Number 32848

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 May 22, 2024, a certified letter was sent. 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 shown 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 before your hearing date.

BUILDING AND STANDARDS COMMISSION

504 N. Queen St.
Palestine, TX 75801

Date: June 27, 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,

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only		SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
For delivery information, visit our website at www.usps.com		■ 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.		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
Certified Mail Fee \$		1. Article Addressed to:		B. Received by (Printed Name) Renyard Hunt	
Extra Services & Fees (check box, add fee as appropriate)		2. Article Number (Transfer from service label) 9589 0710 5270 0966 9281 17		C. Date of Delivery 6-13-24	
<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 \$		3. Service Type <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 (X) <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		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Postage \$ To \$ Se \$ St \$ Cit		Renyard Hunt 704 W. Main Palestine Tx 75801			
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for		PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

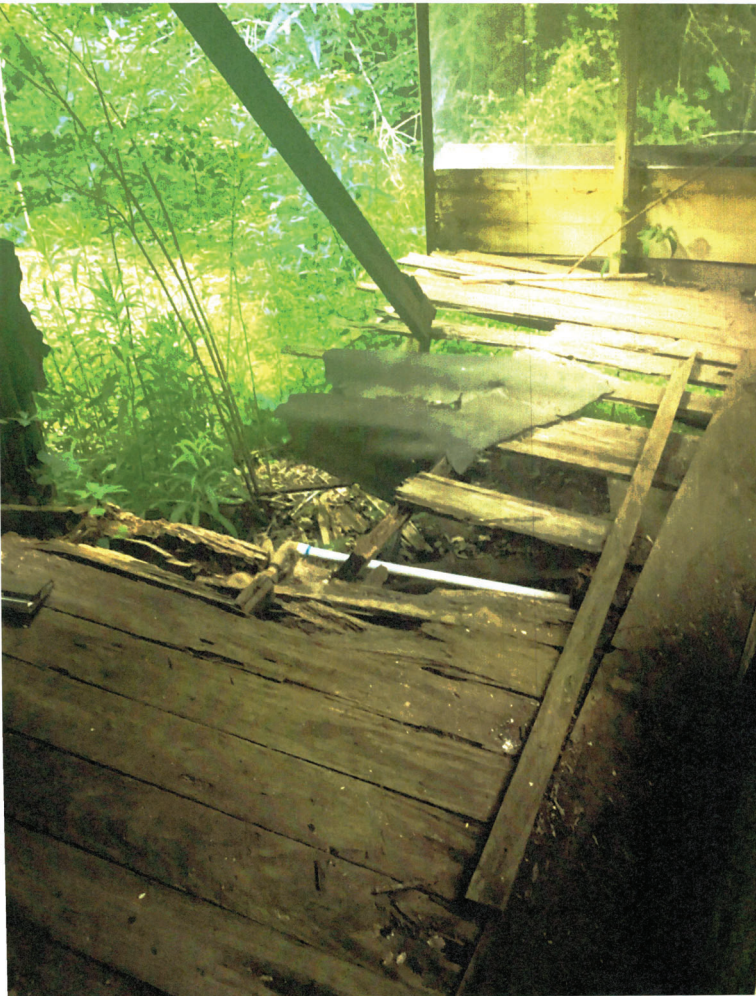




















Agenda Date: 06/27/2024
To: Building and Standards Commission
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer
Agenda Item: Substandard structure at 1523 Roberts
Date Submitted: 06/14/2024

SUMMARY:

Discussion and consideration concerning a substandard structure located at 1523 Roberts, also known as West Palestine Heights, Block F, Lot 9, for rehabilitation or demolition. The structure is currently vacant. The owner, Mandi Smith, has indicated that she wants to save the home but has not provided a Rehabilitation Plan. Based upon the information available, it appears that taxes are current.

RECOMMENDED ACTION:

For discussion.

CITY MANAGER APPROVAL:

Attachments

Notices and Report
Photos



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

Case #: 32756

Bldg. Location: <u>1523 Roberts</u>	LOCID/BLK/LOT: <u>W. Palestine Heights Blk F Lot 9</u>	
Owner/Lienholder: <u>Smith Mendi</u>	Type Build: <u>Residential</u>	Year Built: <u>1938</u>
Address: <u>15431 Cedar Bay Dr</u>	Elec Meter #: <u>N/A</u>	# of bedrooms: <u>3</u>
City: <u>Bullard</u>	Appraised Value: <u>N/A</u>	
State/Zip Code: <u>TX, 75757</u>	Length Vacant: <u>Unknown</u>	
Phone:	Checked ACAD: <u>2-23-2024</u>	
	Parcel ID #: <u>36351</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 uninhabitable

Date of Inspection/tag 2-23-2024 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

March 22, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1661 64

Mandi Smith
15431 Cedar Bay Dr
Bullard, Texas 75757

Re: Case Number: 32756; Notice of Substandard Building at 1523 Roberts
Parcel 36351; West Palestine Heights Block F Lot 9

Dear Ms. Smith:

The above referenced property was inspected and tagged on February 23, 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 June 27, 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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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$

Mandi Smith
15431 Cedar Bay Dr
Bullard, Texas 75757

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:

Mandi Smith
15431 Cedar Bay Dr
Bullard, Texas 75757

2. Article Number (Transfer from service label)

9589 0710 5270 1325 1661 64

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Mandi Smith ☒ Agent ☐ Addressee

B. Received by (Printed Name)
P Smith

C. Date of Delivery
3-25-24

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

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

4. Restricted Delivery

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

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



June 10, 2024

2nd Notice

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1668 43

Mandi Smith
1543 Cedar Bay Dr
Bullard, Texas 75757

RE: 1523 Roberts; Palestine Texas; Case Number 32846

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 March 22, 2024, a certified letter was sent. 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 shown 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 before your hearing date.

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

Date: June 27, 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

9589 0710 5270 1325 1668 43

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

OFFICIAL USE

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

\$ Sent

Street
City

Mandi Smith
1543 Cedar Bay Dr
Bullard, Texas 75757

PALESTINE TX 75802
Postmark Here
JUN 10 2024
USPS

PS Form 3800, October 2019 Edition

If the Building and Standards
will be signed, and the City
demolition is ordered, the
the scheduled demolition
(10) days of the demolition
A lien will be placed on

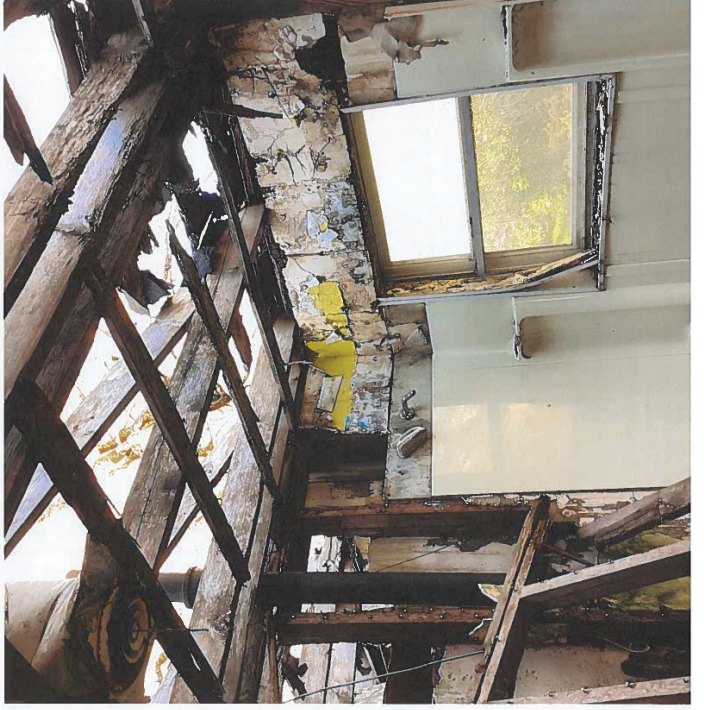
If you are present at the
to you. The Order will
days from your receipt
final.

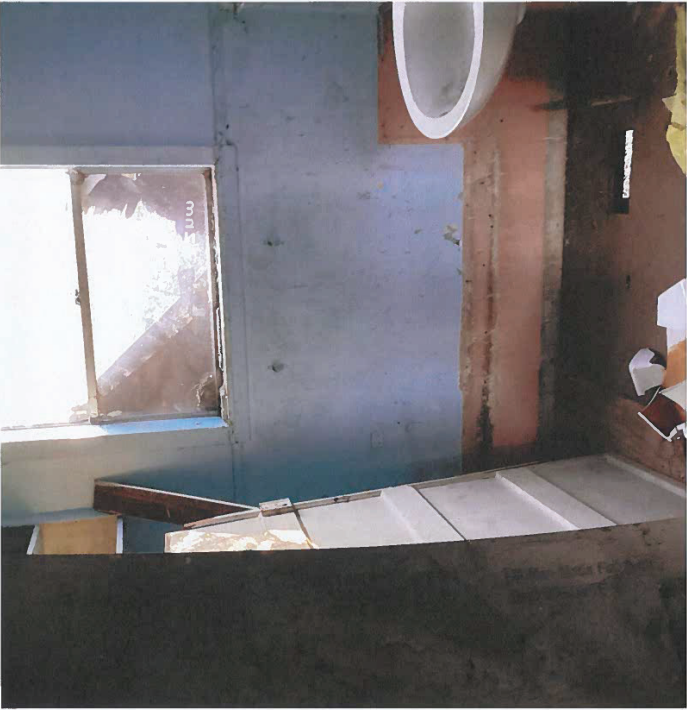
**A public hearing
agenda at 4:00 p.m.
at 504 North Q**

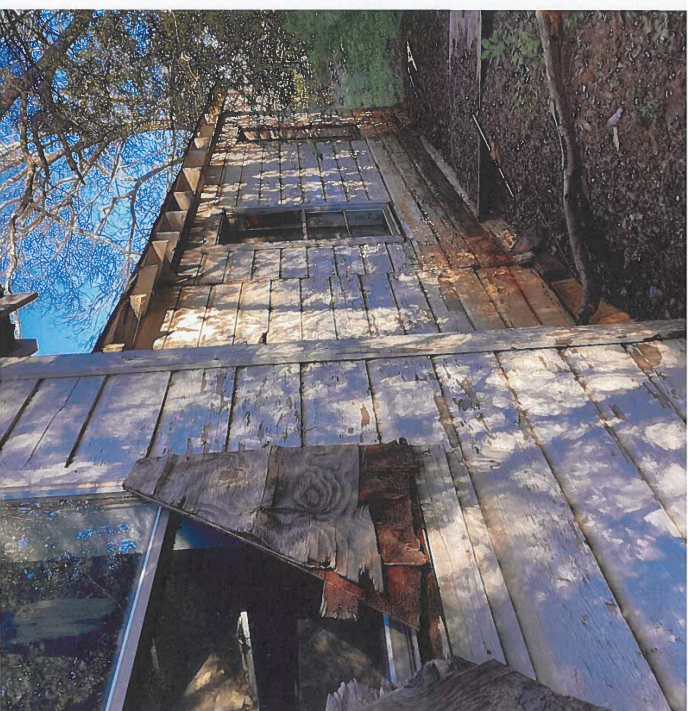
You are responsible
have any questions
substandard
Thank you for

Sincerely,
06.











Agenda Date: 06/27/2024
To: Building and Standards Commission
From: Chasity Esparza, Administrative Assistant/Historic Preservation Officer
Agenda Item: Substandard structure at 411 N. Texas
Date Submitted: 06/14/2024

SUMMARY:

Discussion and consideration concerning a substandard located at 411 N. Texas for rehabilitation or demolition. The structure is vacant. The owner, Albert Anderson Sr., is deceased. Notice has been sent to the owner of record's son, Albert Anderson Jr., who has not responded or provided a Rehabilitation Plan. Notice has also been sent to Doris Pratt who is an heir and has previously paid the property tax. Ms. Pratt contacted the city and indicated that she would notify Albert Anderson, Jr. but has not provided a Rehabilitation Plan. Based upon the information available, it appears that taxes are outstanding.

RECOMMENDED ACTION:

For discussion and consideration.

CITY MANAGER APPROVAL:

Consider authorizing the Development Service Staff to take such action necessary, including demolition and removal or rehabilitation of the unsafe structure and conditions of the structures listed at: 411 Texas Avenue, Texas Land Company Block B7 Lot 57D & 58C.

Attachments

Notices and Report
Photos



INSPECTION REPORT OF SUBSTANDARD BUILDING
(Palestine City Codes Chapter 22, Article VII)

Case # 32840

Bldg. Location: 421 N Texas Ave	LOCID/BLK/LOT: Texas Land Company Blk 87 Lot 570 58C	
Owner/Lienholder: Anderson Albert N Estate	Type Build: Residential	Year Built: Unknown
Address: 3322 Tioga Street	Elec Meter #: 53548368	# of bedrooms: Unknown
City: Dallas	Appraised Value: \$56,586	
State/Zip Code: TX, 75241	Length Vacant: Unknown	
Phone:	Checked ACAD: 85960 - 6.15.2024	

DESCRIPTION	CODE SECT.	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: _____ YES _____ X _____ NO

COMMENTS: Structure needs rehabilitation plan or demo

Date of Inspection/tag 5.15.2024 Inspector: 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.



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

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

May 22, 2024

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 7020 1290 0000 2938 8090

Albert Anderson C/o John Anderson Sr.
3322 Tioga Street
Dallas, Texas 75241

Re: Case Number: 32840; Notice of Substandard Building at 411 North Texas Ave
Parcel 35960; Texas Land Company Block B7 Lot 57D & 58C

Dear Mr. Anderson:

The above referenced property was inspected and tagged on May 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 bearing related to your property is set on the Building and Standards Commission agenda at 4:00 pm on June 27, 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

7020 1290 0000 2938 8098

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OFFICIAL USE

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

\$ Sent

\$ Street

Albert Anderson C/o John Anderson
Sr.
3322 Tioga Street

PALESTINE POST OFFICE
PALESTINE, TX 75755
MAY 20 2024
Postmark Here

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

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



June 10, 2024

2nd Notice

VIA FIRST CLASS and CERTIFIED MAIL, RETURN RECEIPT REQUESTED: 9589 0710 5270 1325 1668 67

Doris Pratt
48 Woodhaven
Huntsville 77320

RE: 411 Texas Avenue; Palestine Texas; Case Number 32840

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 May 15, 2024, a certified letter was sent. 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 shown 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 before your hearing date.

BUILDING AND STANDARDS COMMISSION

504 N. Queen St.
Palestine, TX 75801

Date: June 27, 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,

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only		SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
For delivery information, visit our website at www.usps.com		<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.		A. Signature <input checked="" type="checkbox"/> <i>Doris Pratt</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
Certified Mail Fee \$		1. Article Addressed to: Doris Pratt 48 Woodhaven Huntsville 77320		B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery 6-14-24	
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 \$		2. Article Number (Transfer from service label) 9589 0710 5270 1325 1668 67		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Postage \$		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"/> Restricted Delivery (over \$500)			



