

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, October 24, 2024, at 4:00 p.m., in the City Conference Room at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present: Chair Mark Henderson, Commissioner Jason Stephens, Isaac Wynn, James Giles, and Mark Thomas.

Staff present: Planning Tech Susan Davis, HPO Chasity Esparza, City Secretary April Jackson.

Commissioners absent: Commissioners George Torma and Kurt Herrington.

CALL TO ORDER

With a quorum present, Chair Mark Henderson called the meeting to order at 4:00 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

Discussion and Action items F3, F4, F12, and F13 were pulled from the agenda.

PUBLIC COMMENTS

None.

CONFLICT OF INTEREST DISCLOSURES

None.

APPROVAL OF MINUTES

Building and Standards Commission Meeting Minutes for August 22, 2024, meeting for review and approval.

Commissioner Stephens made a motion, seconded by Commissioner Wynn, to approve minutes from August 22, 2024. Upon vote, motion carried unanimously 5-0.

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 1109 & 1111 W. Debard Street, Texas Land Company, Block B4, Lot 5B & 8C.

Susan Davis, Planning Tech, presented a summary concerning the owner's voluntarily signed request for the city to demolish 1111 and request for an extension to rehabilitate 1109. Commissioner Stephens made a motion, seconded by Commissioner Henderson to allow a thirty-day extension to provide a detailed Rehabilitation Plan of Action for 1109 West Debard and a motion to have the structure at 1111 West Debard bid out for demolition. Upon vote, the motion was unanimously approved 5-0.

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: 614 S. Dorrance Street, Jackson, Block H, Lot 1 G.

Susan Davis, Planning Tech, presented a summary of the current conditions of the structure located at 614 South Dorrance, including a report from the Building Inspector William McCormick, the structure is failing due to rotting in multiple areas, walls are separating from the structure, and the roof is collapsing. The owners have indicated that a rehabilitation plan will be provided. Commissioner Wynn made a motion, seconded by Commissioner Thomas, to allow a thirty-day extension to come up with a

plan of action, if no plan of action received within the provided timeframe, the structure to be bid out for demolition. Upon Vote, motion carried 5-0.

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: 108 Elmwood Court, Homestead at Fort Houston, Unit 6, Block E, Lot 15.

Item was pulled from the agenda.

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: 110 Elmwood Court, Homestead at Fort Houston, Unit 6, Block E, Lot 14.

Item pulled from the agenda.

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: 823 Fulton Street, Jackson, Block K, Lot 2B

Susan Davis, Planning Tech, reported that Building and Standards voted to have bid out for demolition in April, 2024. Prior to demolition staff discovered that the property was conveyed to an heir, who transferred to another heir prior to the April meeting. The new owners have been contacted. The Building Inspector still recommends demolition. Commissioner Thomas made a motion, seconded by Stephens to have the structure be bid out for demolition. Upon vote, motion carried unanimously 5-0.

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: 712 Head Street, Samuel G Wells Survey, Block 859, Tract 21 & 22.

Susan Davis, Planning Tech, presented a summary of the status of this structure. The owner responded in writing requesting an extension to find a demolition contractor. Commissioner Wynn made a motion seconded by Commissioner Stephens to allow a sixty-day extension to come up with a demolition plan. Upon vote motion carried 5-0.

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: 809 North Jackson Street, Debard, Block D, Lot 8.

Susan Davis, Planning Tech, presented an update on the roof, stating that no work has been done and the roof remains a safety hazard. The Board previously granted a 60-day extension to make progress. Owner Luis Giron was in attendance and stated that he is working to make the structure safe, that the roof is the only problem. After discussion Commissioner Wynn made a motion seconded by Stephens requesting the property owner allow the Building Inspector to make an interior inspection within 30 days. Upon vote, motion carried unanimously 5-0.

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.

Susan Davis, Planning Tech, presented a summary of the previous decision by the board. The owner was allowed a 10-day extension to secure the property and an additional 60 days to provide a plan of action. No work has been done, and no plan has been submitted. The Building Inspector still recommends demolition. Owner Mandi Smith was in attendance and requested additional time to sell the property. Commissioner Stephens made a motion seconded by Commissioner Giles to come up with a demolition plan. Upon vote, motion carried unanimously 5-0.

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: 616 South Dorrance Street, Jackson, Block H, Lot 1 E.

Susan Davis, Planning Tech, presented a summary of the previous decisions by the board and read the observations and recommendations of the Building Inspector William McCormick. The owner was given additional time in June to complete the demolition. Owner Wilky Scott was in attendance reported that TXU and Atmos have been contacted to pull meters/utilities and that he plans to demolish the structure himself. Commissioner Thomas made a motion seconded by Commissioner Wynn to allow thirty days to get a permit and make progress. Upon vote motion carried 5-0.

10. Consider authorizing the Development Service Staff to take the necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 1000 Swantz Street, Nance & Green, Block A, Lot 1 B.

Susan Davis, Planning Tech, presented a summary of the previous decision by the board. No improvements have been made, and no plan has been submitted. The Building Inspector recommends demolition. Commissioner Stephens made a motion seconded by Commissioner Thomas Stephens to have the structure be bid out for demolition. Upon vote, motion carried unanimously 5-0.

11. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 1221 West Debard Street, Texas Land Company, Block B9, Lot 8.

Susan Davis, Planning Tech, stated that the owner obtained a demolition permit on October 21, 2024 and that staff recommends setting a deadline for demolition. Commissioner Stephens made a motion seconded by Commissioner Giles to allow 60-days for demolition. Upon vote motion carried 5-0.

12. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 1222 West Debard Street, Texas Land Company, Block B5, Lot 38B & 39B

Item pulled from the agenda

13. Consider authorizing the Development Service Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed at: 117 West Spring Street, Original Block 163 Lot 7

Item pulled from the agenda

14. Consider the appointment of the Chair and Vice-Chair of the Building and Standard Commission.

Commissioner Thomas made a motion seconded by Commissioner Wynn to nominate Mark Henderson as Chair. Upon vote, motion carried 5-0.

Commissioner Thomas made a motion seconded by Commissioner Stephens to nominate Kurt Herrington as Vice Chair. Upon vote motion carried 5-0.

15. Consider the Building and Standards meeting Dates for November and December 2024.

Susan Davis proposed moving the scheduled meeting in November that falls on Thanksgiving day to Thursday 21, 2024 and also discussed the December meeting. Commissioner Wynn made a motion


Minutes of the Building and Standards Commission Meeting October 24, 2024

seconded by Commissioner Giles to move the November meeting to the week prior to Thanksgiving and no meeting in December. Upon vote motion carried 5-0.

ADJOURN

With no other business to come before the Commission, Commissioner Thomas made a motion, seconded by Commissioner Wynn, to adjourn the meeting at 4:45 p.m., meeting was adjourned.

PASSED AND APPROVED THIS 23rd DAY OF JANUARY 2025.


Mark Henderson, Chairman

ATTEST:


Susan Davis, Planning Tech