

Minutes of the Building and Standards Commission Meeting January 23, 2025

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, January 23, 2025, 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, David Mattauer, Isaac Wynn, George Torma, and James Giles.

Staff present: Planning Tech Susan Davis, HPO Chasity Esparza, and City Manager Admin Casey DeBord.

Commissioners absent: Commissioner Kurt Herrington.

CALL TO ORDER

With a quorum present, Chair Mark Henderson called the meeting to order at 4:01 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

None.

CONFLICT OF INTEREST DISCLOSURES

None.

DIRECTOR'S REPORT

Planning Tech, Susan Davis welcomed Commissioner David Mattauer and discussed working with Code Enforcement on substandard structures.

APPROVAL OF MINUTES

Building and Standards Commission Meeting Minutes for October 24, 2024, and November 21, 2024, meetings for review and approval.

Commissioner Torma made a motion, seconded by Commissioner Giles, to approve minutes from October 24, 2024, and November 21, 2024. Upon vote, motion carried unanimously 6-0.

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 1200 Garland, Harris & Reed, Block 2, Lots 1, 2, and 3.

Susan Davis, Planning Tech, presented a summary of Commissions previous decision and an update on the conveyance of the property to a new owner. The owner was present and confirmed that she was aware that the structure was under a demolition order, but thought she could fix it up on the weekends. Sharon Spurlock stated that he has concerns drugs and vagrants. Vernon Denmon stated that the property is unsecured and that Harris Street has been closed. James Smith commented on the finality of the previous demolition order. Ava Harmon stated that the building has been vacant for more than twenty years, is an eyesore and nuisance, and unsafe due to drugs and transients. Commissioner Torma made a motion, seconded by Commissioner Giles to have the structure bid out for demolition. Upon vote, the motion was unanimously approved 6-0.

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

Susan Davis, Planning Tech, presented a summary concerning the Commission's previous decision and the demolition permit issued to the owner a week prior to the meeting. Wilky Scott attended the meeting and requested an extension until April to complete the demolition. Commissioner Torma made a motion seconded by Commissioner Wynn, to allow a 90-day extension to complete the demolition. Upon vote, the motion was unanimously approved 6-0.

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 1523 Roberts Street, West Palestine Heights, Block F, Lot 9.

Susan Davis, Planning Tech, presented a summary concerning the status of the vacant structure. The owner did not provide a Rehabilitation Plan and was not in attendance but had called earlier in the day advising she would attend via Zoom. Commissioner Stephens made a motion, seconded by Commissioner Giles, to allow have the structure bid out for demolition. Upon vote, the motion was unanimously approved 6-0.

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 309 West Reagan Street, Railroad, Block R, Lot 6.

Susan Davis, Planning Tech, presented a summary concerning the status of the structure including the recent collapse of the porch. Willie Carwell, Jr. was present at the meeting and advised that the property was sold through Attorneys Title of Anderson County. Commissioner Wynn made a motion, seconded by Commissioner Stephens to allow a 60-day extension of time to notify the new owner. Upon vote, the motion was approved unanimously 6-0.


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 809 North Jackson, Debar, Block D, Lot 8.

Susan Davis, Planning Tech, presented a summary concerning the Commission's previous decisions and the owners agreement to allow the Building Inspector access to the interior for inspection, which he later declined to allow. Luis Giron was present at the meeting and advised that the property was sold last week. Chinyere Godwin attended the meeting and discussed her plan to replace the roof. Commissioner Stephens made a motion, seconded by Commissioner Wynn to allow a 30-day extension to provide a Rehabilitation Plan. Upon vote, the motion was unanimously approved 6-0.

ADJOURN

With no other business to come before the Board, Commissioner Mattauer made a motion, seconded by Commissioner Torma, to adjourn the meeting at 5:04 p.m., meeting was adjourned.

PASSED AND APPROVED THIS 27th DAY OF FEBRUARY 2025.


Mark Henderson, Chairman

ATTEST:


Susan Davis, Planning Tech