

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

The Building and Standards Commission of the City of Palestine convened in a Regular Meeting on Thursday, February 27, 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, and James Giles.

Staff present: Planning Tech Susan Davis, City Manager Teresa Herrera, and City Manager Admin Casey DeBord.

Commissioners absent: Commissioner Kurt Herrington, Isaac Wynn, and George Torma.

CALL TO ORDER

With a quorum present, Chair Mark Henderson called the meeting to order at 4:04 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

None.

CONFLICT OF INTEREST DISCLOSURES

None.

DIRECTOR'S REPORT

None.

APPROVAL OF MINUTES

Building and Standards Commission Meeting Minutes for January 23, 2025, meetings for review and approval.

Commissioner Stephens made a motion, seconded by Commissioner Giles, to approve minutes from January 23, 2025. Upon vote, motion carried unanimously 4-0.

DISCUSSION AND ACTION ITEMS

1. Consider authorizing the Development Services Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed: 312 West Oak Street, Original, Block 51, Lot 1, 2, 3, 4 & 5.

Susan Davis, Planning Tech, presented a summary of the Commissions previous decision and an update on the structure. The owner was present and provided an update on a grant application and plans for a loan. Commissioner Stephenson made a motion, seconded by Commissioner Giles to approve a 30-day extension for the owner to submit an action plan including costs. Upon vote, the motion was unanimously approved 4-0.

2. Consider authorizing the Development Services Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed: 909 Campbell Street, Jackson, Block S, Lot 4.

Susan Davis, Planning Tech, presented a summary of the Commissions previous decision, the relinquishment of responsibility of the agent listed under a Power of Attorney, the current condition of the property, and complaints. The owner was not in attendance. Commissioner Stephens made a

motion, seconded by Commissioner Mettauer to have the structure bid out for demolition. Upon vote, the motion was unanimously approved 4-0.

3. Consider authorizing the Development Services Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed: 903 E. Poplar Street, Original, Block 10, Lot 2B & 11B.

Susan Davis, Planning Tech, presented a summary of the Commissions previous decision and advised that an updated plan of action was not received. The owner, Mirna Sanchez, attended the meeting and provided a Rehabilitation Plan. Commissioner Stephens made a motion, seconded by Commissioner Giles to approve a 90-day extension to allow the owner to secure all windows and doors, and to continue working on the property. Upon vote, the motion was unanimously approved 4-0.

4. Consider authorizing the Development Services Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed: 1011 Birch Street, Wells, Samuel G, Block 859, Tract 47.

Susan Davis, Planning Tech, presented a summary of structure including staff's conversations with the owners concerning their intent to obtain a demolition permit. The owners were not in attendance at the meeting. Commissioner Giles made a motion, seconded by Commissioner Stephens to approve a 60-day extension to allow the owner to obtain bids for demolition. Upon vote, the motion was unanimously approved 4-0.

5. Consider authorizing the Development Services Staff to take necessary action, including demolition and removal or rehabilitation of the unsafe structures and conditions listed: 1207 East Park Avenue, Micheaux Park, Block 13, Lot 5 & 6.

Susan Davis, Planning Tech, presented a summary of structure damaged by fire, the owner's written permission to allow a representative to obtain a demolition permit. The owner's representative, Norma Bryan, attended the meeting via Zoom, and advised that she decided to demolish the structure. Commissioner Stephens made a motion, seconded by Commissioner Giles to have the structure bid out for demolition. Upon vote, the motion was unanimously approved 4-0.

ADJOURN

With no other business to come before the Board, Commissioner Giles made a motion, seconded by Commissioner Stephens, to adjourn the meeting at 4:36 p.m., meeting was adjourned.

PASSED AND APPROVED THIS 27th DAY OF MARCH 2025.


Mark Henderson, Chairman

ATTEST:


Susan Davis, Planning Tech