

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 26, 2026, 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, Commissioners Jason Stephens, David Mettauert, Chris Nichols, and James Giles.

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

Commissioners absent: George Torma, and Isaac Wynn.

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

None.

PUBLIC COMMENTS

None.

CONFLICT OF INTEREST DISCLOSURES

None.

DIRECTOR'S REPORT

The Development Services department report was provided to commissioners.

APPROVAL OF MINUTES

Commissioner Giles made a motion, seconded by Commissioner Stephens, to approve minutes from October 23, 2025. Upon vote, motion carried unanimously 5-0.

DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding a vacant substandard structure located at 609 E. Reagan Street.

Planning Tech Davis presented a summary including recent discussions with the property owner and attorney representing the owner in a civil suit related to the subject property. The owner was not present. Commissioner Stephens made a motion, seconded by Commissioner Mettauert to allow a 30-day extension for submission of a rehabilitation plan. Upon vote, the motion was unanimously approved 5-0.

2. Discussion and possible action regarding a vacant substandard structure located at 316 Callier Street.

Planning Tech Davis presented a summary including the 60-day extension granted by the Commission in September 2025. The owner was not present. Commissioner Stephens made a motion, seconded by Commissioner Giles to have the structure bid out for demolition. Upon vote, the motion was unanimously approved 5-0.

3. Discussion and possible action regarding a vacant substandard structure located at 318 Callier Street.

Planning Tech Davis presented a summary including the 60-day extension granted by the Commission in September 2025. The owner was not present. Commissioner Stephens made a motion, seconded by Commissioner Giles to have the structure bid out for demolition. Upon vote, the motion was unanimously approved 5-0.

4. Discussion and possible action regarding a substandard structure located at 215 Maple Street.

Planning Tech Davis presented a summary. The owner, Jose Martinez, was in attendance via Zoom and stated that it is not cost effective to rehabilitate and that they have; decided that they will demolish the properties. Commissioner Giles made a motion, seconded by Commissioner Stephens to allow a 30-day extension to obtain demolition permit and an additional 60-days for completion of the demolition for a total of 90 days. Upon vote, the motion was unanimously approved 5-0.

5. Discussion and possible action regarding a substandard structure located at 202 McNeil Street.

Planning Tech Davis presented a summary. The owner, Jose Martinez, was in attendance via Zoom and stated that it is not cost effective to rehabilitate and that they have; decided that they will demolish the properties. Commissioner Giles made a motion, seconded by Commissioner Stephens to allow a 30-day extension to obtain demolition permit and an additional 60-days for completion of the demolition for a total of 90 days. Upon vote, the motion was unanimously approved 5-0.

6. Discussion and possible action regarding a vacant, substandard structure located at 312 W. Oak Street.

Planning Tech Davis presented a summary including past due taxes and Sheriff's sale. The owner was not in attendance. Commissioner Giles made a motion, seconded by Commissioner Stephens to allow a 30-day extension due to the posting for Sheriff's Sale. Upon vote, the motion was unanimously approved 5-0.

7. Discussion and possible action regarding the adoption of the 2021 International Codes with proposed amendments (excluding the 2021 International Energy Code).

Planning Tech Susan Davis read a memo provided by the Building Inspector concerning amendments to remove requirement of the R49 Insulation and the automatic on/off outside lighting for residential structures. Commissioner Giles made a motion, seconded by Commissioner Stephens to adopt the 2021 International Codes (excluding the 2021 International Energy Code) with amendments. Upon vote, the motion was unanimously approved 5-0.

ADJOURN

With no other business to come before the Board, Commissioner Mettauier made a motion, seconded by Commissioner Giles, to adjourn the meeting at 4:17 p.m., meeting was adjourned.

PASSED AND APPROVED THIS 28th DAY OF MAY 2026.


Mark Henderson, Chairman

ATTEST:


Susan Davis, Development Services Director