



City of Abilene

Board of Building Standards Agenda

Notice is hereby given of a meeting of the Board of Building Standards of City of Abilene to be held on April 7, 2021, at 8:15 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

- A. **Board of Building Standards January 06, 2021 Minutes**
• Public Hearing

PUBLIC HEARINGS:

STATEMENT OF POLICY

In all cases, except where specifically stated otherwise, buildings must be secured and the lot clean and mowed by the owner within ten (10) days of receipt of notice of results of this hearing. If this is not done, the City may do so and bill the owner. In any case where the Board orders the owner to demolish a structure or structures, but the owner fails to demolish or appeal the Board's order, the City may demolish. Any appeal must be filed in district court within 30 calendar days after the aggrieved party receives notice of the Board's decision. At the hearing, you should be prepared to present the following information:

- 1. Specific time frame needed to complete repairs.*
- 2. Specific scope of repair work to be completed.*
- 3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.*

You have the right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

- A. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-000050: 1733 N 8th St. (D A WINTERS OF CANNON, LOT 5 & W11 FT LT 6), Owner: Dyes, Dallas**
• Public Hearing
- B. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-004104: 1321 Huckleberry Lane (NORTH PARK ADDN OF S C JONES, BLOCK A, LOT 1) , Owner: SCJ Holdings B LLC**
• Public Hearing

- C. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-0002280: 1431 S 6th St. (OT ABILENE, BLOCK 124, LOT W5 LTS 1 & 2 E40 LTS 10,11,12 & N150 OF ALLEY), Owner: Smith, Alton & Alicia**
• Public Hearing
- D. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 11-044: 2926 Beech (NORTH PARK ADDN, BLOCK 15, LOT S75 N319 OF E138.5), Owner: Flores, Joel**
• Public Hearing

AGENDA ITEMS

EXECUTIVE SESSION

The Board of Building Standards of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections:

- A. **551.071 (Consultation with Attorney)**

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 1st day of April, 2021, at 4:25 p.m.

Shawna Atkinson, TRMC
City Secretary



**Board of Building Standards
Agenda Memo**

Meeting Date:4/7/2021

TO:

FROM:

SUBJECT: Board of Building Standards January 06, 2021 Minutes
 • Public Hearing

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

- | | | |
|----|--------------------|-------------------------|
| 1. | 01.06.21 BOBS mins | 01.06.21 BOBS mins.docx |
|----|--------------------|-------------------------|

BOARD OF BUILDING STANDARDS

MEETING MINUTES

January 06, 2021 8:15 a.m.

BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS COUNCIL CHAMBERS, CITY HALL

Members Present: Mr. Anthony McColum, Acting Chairman
Dr. Wayne Paris
Mr. Delbert Allred
Mr. Gary Webb
Mr. Wayland Schroeder
Mr. Lloyd Turner

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Michael Warrix, Director of Planning and Development Services
Mr. Tim Littlejohn, Assistant Director of Planning and Development
Services / Building Official
Mr. Chace Craig, Assistant City Attorney
Mr. Clay Door, Community Enhancement Division Manager
Mr. Josh Mares, Code Compliance Officer
Mr. Robert Norton, Code Compliance Officer

Others Present: Mrs. Alicia Smith

CALL TO ORDER

Mr. McColum called the meeting to order at 8:15 a.m. and Mr. Robert Norton recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, December 02, 2020, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the minutes as written and was seconded by Mr. Webb, motion carried.

AYES: Dr. Paris, Mr. Allred, Mr. Webb, , Mr. Turner, Mr. Schroeder, Mr. McColum

NAYS: None

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties – Case No. 20-00431: 1326 Burger St. (CRESCENT HEIGHTS, BLOCK A, LOT 4), Owner: Marshall, Robert Ondra

Mr. Mares presented the case, staff recommendation is as follows:

Order: Owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame for repair and cost estimates, and if this is done, 60 days to obtain rough in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

The Board posed questions regarding the time line of the case and Mr. Marshall's participation. Details of the case were clarified by Mr. Mares.

Public Hearing:

Mr. McColum opened the public hearing.

There being no speakers, Mr. McColum closed the public hearing.

Mr. Webb made a motion to order the owner to repair, 30 days to obtain all permits and provide a plan of action including a time frame for repair and cost estimates, and if this is done, 60 days to obtain rough in inspections, and if this is done all final inspections shall be completed by the expiration of all permits and was seconded by Mr. Turner, motion carried.

AYES: Dr. Paris, Mr. Allred, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. McColum

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties – Case No. 20-002280 1431 S 6th (OT ABILENE, BLOCK 124, LOT W5 LTS 1 & 2 E40 LTS 10, 11, 12 & N150 OF ALLEY), Owner: Smith, Alton and Alicia

Mr. Mares presented case to the board, staff recommendations are as follows:

Order: Owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame for repair and cost estimates, and if this is done, 60 days to obtain

rough in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

The Board had questions about ownership and addressing of the structure, along with question about whether permits had been pulled.

Dr. Paris interjected by addressing the Board Chairman and recusing himself from case due to a possible conflict of interest.

Mr. Mares clarified Board's concerns about ownership, addressing, and permit status.

Public Hearing:

Mr. McColum opened the public hearing.

Mrs. Alicia Smith addressed the board with concerns about legality of the hearing, impartiality of the board, and permit pricing.

The board, Mrs. Smith, and Mr. Tim Littlejohn had discussion addressing Mrs. Smith's concerns and clarifying questions about the permit process.

There being no other speakers, Mr. McColum closed the public hearing.

Mr. Webb made a motion to order the owner to repair, 30 days to obtain all permits and provide a plan of action including a time frame for repair and cost estimates, and if this is done, 60 days to obtain rough in inspections, and if this is done all final inspections shall be completed by the expiration of all permits and was seconded by Mr. Allred, motion carried.

AYES: Mr. Allred, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. McColum

NAYS: None

ADJOURNMENT

There being no further business to come before the meeting, the Board of Building Standards meeting was adjourned at 8:45 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 4/7/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-000050: 1733 N
8th St. (D A WINTERS OF CANNON, LOT 5 & W11 FT LT 6), Owner: Dyes, Dallas
• Public Hearing

GENERAL INFORMATION

Owner: Dyes, Dallas

Sq. Ft.: 1544

Structural: Poor

Foundation: C

Value: \$ 33,058

Total: \$ 36,047

Del. Tax: \$ 0

SPECIAL CONSIDERATIONS

January 11, 2021 – Received report of the structure fire occurring on January 10, 2021

January 15, 2021 – Property was condemned. Initial notice and 30/60 sent to owner.

January 20, 2021 – Utility shut off letters sent.

February 11, 2021 – Phone call from a concerned citizen, wanting to know when the structure was going to be secure. I explained to him that we were required to allow the owner to secure the property ten days after he receives the Initial Notice of Condemnation. Failure to comply will result in the City securing the structure. The citizen then shared with me that he knew that owner personally, and wanted to inform us that he was deceased. After further research, it was confirmed that the owner George Dallas Dye did indeed pass away on January 14, 2021. I explained to him that we would need to

consult with our legal department to see what steps needed to be taken next.

March 2, 2021 - Phone call from Tim Oakley, friend of Mr. Dye. He stated that Mr. Dye has one living relative, who is a cousin, and she would be the heir to the property. He stated that she would probably just want to demolish the structure due to the extent of the damage, and not having the funds to repair it. Mr. Oakley stated that he was going to have Mr. Dye's Cousin Missy contact me tomorrow to discuss her options.

March 3, 2021 – Phone call from Melinda Madison (cousin) stating she was the only remaining living relative, and that she wanted nothing to do with the house. She also stated that she would sign a consent to demo, but she does not have proof of ownership to the property.

March 4, 2021 – Condemnation notice and 30/60 letters sent to Ms. Madison.

March 12, 2021 – Property secured by the City.

March 16, 2021 – Sent notice of April BOBS meeting.

March 23, 2021 – Phone call with Ms. Madison. She asked if she was obligated to attend BOBS, which I informed her that it was not mandatory, however, we encourage anyone with an interest in the property to attend. She reiterated that she has no interest in the property, and would like for the City to demolish it.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Finding:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear the case on April 07, 2021.

ATTACHMENTS:

- | | | |
|----|-----------------------------------|--|
| 1. | 20210407 01 slides intro | 20210407 01 slides intro.pptx |
| 2. | 20210407 21-000050 1733 N 8th St. | 20210407 21-000050 1733 N 8th St..pptx |

BOARD OF BUILDING STANDARDS

April 7, 2021



PUBLIC NOTICE – April 7, 2021 MEETING

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, April 7, 2021 in the Council Chambers at City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 1733 N 8th St. Abilene, TX 79603, 1321 Huckleberry Ln. Abilene, TX 79601, 1431 S 6th St. Abilene, TX 79602, and 2926 Beech St. Abilene, TX 79601. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



ITEM NO. 3 (a)
CASE # 21-000050
1733 N 8th St.



CHECKLIST FOR RECORDS SEARCH

Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.

COUNTY RECORDS – Warranty Deed naming **Dallas Dye** as the owner.

TAYLOR COUNTY – Shows **Dallas Dye** to be the owner.

SECRETARY OF STATE – Shows **no entity under this name.**

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since **June 2018.**

Search reveals **Dallas Dye** to be the owner.



PUBLIC NOTICE



Front North Side



East Side of Structure



West Side of the Structure



South Side of Structure



Exterior Fire Damage



Interior Fire Damage



Interior Fire Damage



Interior Electrical Issues



Interior Plumbing Issues



TIMELINE OF EVENTS

January 11, 2021 – Received report of the structure fire occurring on January 10, 2021

January 15, 2021 – Property was condemned. Initial notice and 30/60 sent to owner.

January 20, 2021 – Utility shut off letters sent.

February 11, 2021 – Phone call from a concerned citizen, wanting to know when the structure was going to be secure. I explained to him that we were required to allow the owner to secure the property ten days after he receives the Initial Notice of Condemnation. Failure to comply will result in the City securing the structure. The citizen then shared with me that he knew that owner personally, and wanted to inform us that he was deceased. After further research, it was confirmed that the owner George Dallas Dye did indeed pass away on January 14, 2021. I explained to him that we would need to consult with our legal department to see what steps needed to be taken next.

March 2, 2021 - Phone call from Tim Oakley, friend of Mr. Dye. He stated that Mr. Dye has one living relative, who is a cousin, and she would be the heir to the property. He stated that she would probably just want to demolish the structure due to the extent of the damage, and not having the funds to repair it. Mr. Oakley stated that he was going to have Mr. Dye's Cousin "Missy" contact me tomorrow to discuss her options.

March 3, 2021 – Phone call from Melinda Madison (cousin) stating she was the only remaining living relative, and that she wanted nothing to do with the house. She also stated that she would sign a consent to demo, but she does not have proof of ownership to the property.

March 4, 2021 – Condemnation notice and 30/60 letters sent to Ms. Madison.

March 12, 2021 – Property secured by the City.

March 16, 2021 – Sent notice of April BOBS meeting.

March 23, 2021 – Phone call with Ms. Madison. She asked if she was obligated to attend BOBS, which I informed her that it was not mandatory, however, we encourage anyone with an interest in the property to attend. She reiterated that she has no interest in the property, and would like for the City to demolish it.



Staff Recommendation:

Findings:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order:

The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.



End of 1733 N 8th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 4/7/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-004104: 1321
Huckleberry Lane (NORTH PARK ADDN OF S C JONES, BLOCK A, LOT 1) , Owner: SCJ
Holdings B LLC
• Public Hearing

GENERAL INFORMATION

Owner: SCJ Holdings B LLC

Sq. Ft.: 3600

Structural: Poor

Foundation: P

Value: \$ 60,167

Total: \$ 68,552

Del. Tax: \$ 0

SPECIAL CONSIDERATIONS

December 10, 2020 – Property was condemned

December 14, 2020 – Initial notice and 30/60 letters sent

December 16, 2020 – Utility shut off letters sent

December 23, 2020 – Owner filed motion to appeal condemnation.

March 16, 2021 – Sent notice of April BOBS meeting.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Condemn & 30/60 (West Side Barn) , Demo (East Side Residence) (West Side Barn)

Findings:

The West Side structure of the property is in substandard condition and needs to be condemned.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order Owner to Repair:

30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates.

And if this is done, 60 days to obtain rough-in inspections

And if this is done, all final inspections shall be completed by the expiration of all permits.

(East Side Residence Structure):

Findings:

Structure is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order:

The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear the case on April 07, 2021.

ATTACHMENTS:

1. 20210407 20-004104 1321 Huckleberry Ln. 20210407 20-004104 1321 Huckleberry Ln..pptx

ITEM NO. 3 (b)
CASE # 20-004104

1321 Huckleberry Ln.



CHECKLIST FOR RECORDS SEARCH

Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.

COUNTY RECORDS – Executor's Deed naming **SCJ Holdings B LLC** as the owner.

TAYLOR COUNTY – Shows **SCJ Holdings B LLC** to be the owner.

SECRETARY OF STATE – Shows **Mark S Zachary** to be the registered agent.

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since **July 2018**.

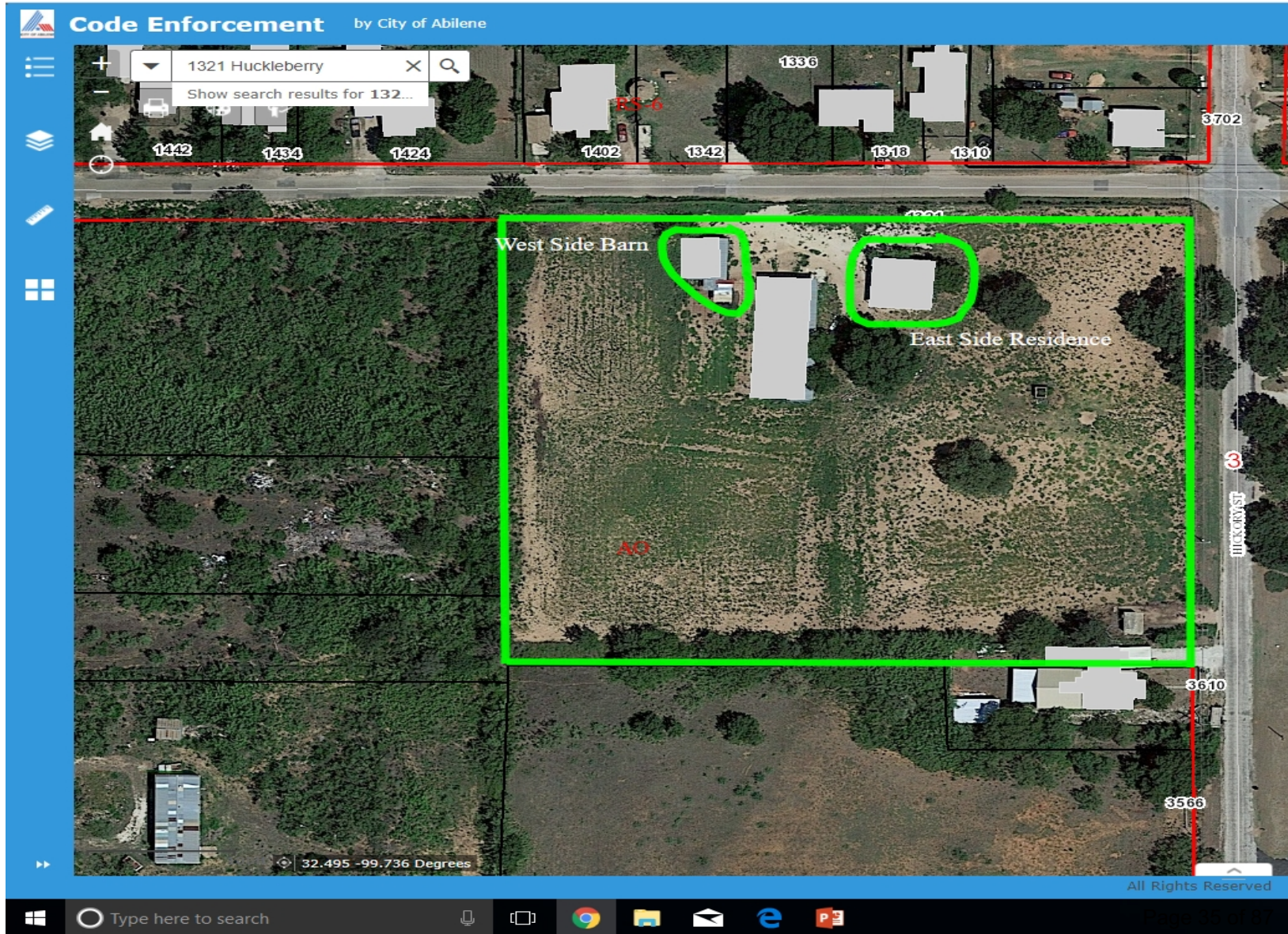
Search reveals **SCJ Holdings B LLC** to be the owner.



PUBLIC NOTICE



Aerial View of Structures in Question



Public View of the Property



Front View West Side Structure (Barn)



Side View West Side Structure (Barn)



Front View East Side Structure (Residence)



Side View East Side Structure (Residence)



TIMELINE OF EVENTS

- **December 10, 2020** – Property was condemned
- **December 14, 2020** – Initial notice and 30/60 letters sent
- **December 16, 2020** – Utility shut off letters sent
- **December 23, 2020** – Owner filed motion to appeal condemnation.
- **March 16, 2021** – Sent notice of April BOBS meeting.



- Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:
- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Staff Recommendation (West Side Barn Structure):

Findings:

- **The West Side structure of the property is in substandard condition and needs to be condemned.**

Order Owner to Repair

- **30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates.**
- **And if this is done, 60 days to obtain rough-in inspections**
- **And if this is done, all final inspections shall be completed by the expiration of all permits.**



Staff Recommendation(East Side Residence Structure):

Findings:

Structure is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order:

The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.



End of 1321 Huckleberry Ln. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 4/7/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-0002280:
1431 S 6th St. (OT ABILENE, BLOCK 124, LOT W5 LTS 1 & 2 E40 LTS 10,11,12 &
N150 OF ALLEY), Owner: Smith, Alton & Alicia
• Public Hearing

GENERAL INFORMATION

Owner: Smith, Alton & Alicia

Sq. Ft.: 2330

Structural: Poor

Foundation: P

Value: \$26,104

Total: \$ 30,492

Del. Tax: \$411.24

SPECIAL CONSIDERATIONS

May 26, 2020 Property was initially reported from complaining citizen for dilapidated building.

July 9, 2020 Property was inspected by code officer for dilapidated building. Decision made to condemn. Property was condemned. Sent initial notice of condemnation and 30/60 letters.

July 10, 2020 Sent utility shut off letters.

December 14, 2020 Records show a roofing permit pulled on July 29, 2020 by the owner under the address of 1433 S. 6th St. Legal address of the property is 1431 S 6th St. Owner needs to pull full building permit to repair the entire structure.

January 6, 2021 – BOBS meeting, ordered 30/60. Mailed BOBS decision letters.

March 11, 2021 – No contact since January BOBS. No permits on record or plan of action submitted.

March 16, 2021 – Sent notice of April BOBS meeting.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Finding:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear the case on April 07, 2021.

ATTACHMENTS:

1. 20210407 20-002280 1431 S. 6th St. 20210407 20-002280 1431 S. 6th St..pptx

ITEM NO. 3 (c)
CASE # 20-002280
1431 S. 6th St.



CHECKLIST FOR RECORDS

SEARCH

Searches shown below ~~verify~~ proof of ownership and lienholders to which all notices shall be sent.

COUNTY RECORDS – Warranty Deed naming **Alton & Alicia Smith** as the owner.

TAYLOR COUNTY – Shows **Alton & Alicia Smith** to be the owner.

SECRETARY OF STATE – Shows **no entity under this name.**

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since July 2018.

Search reveals **Alton & Alicia Smith** to be the owner.



PUBLIC NOTICE



North Side of the Structure

Mar 10, 2021 12:43:44 PM
Abilene



West Side of Structure



South Side of the Structure



East Side of Structure



Exterior Plumbing Issues



Exterior Bulging Out



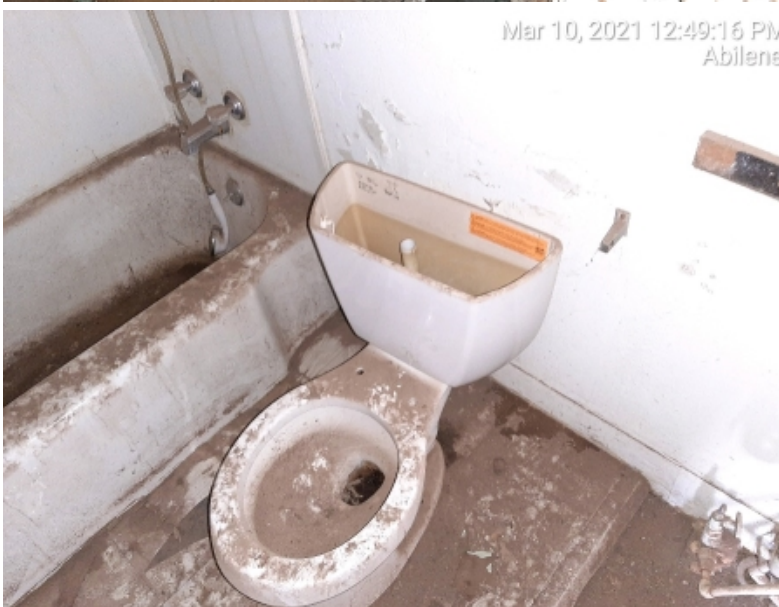
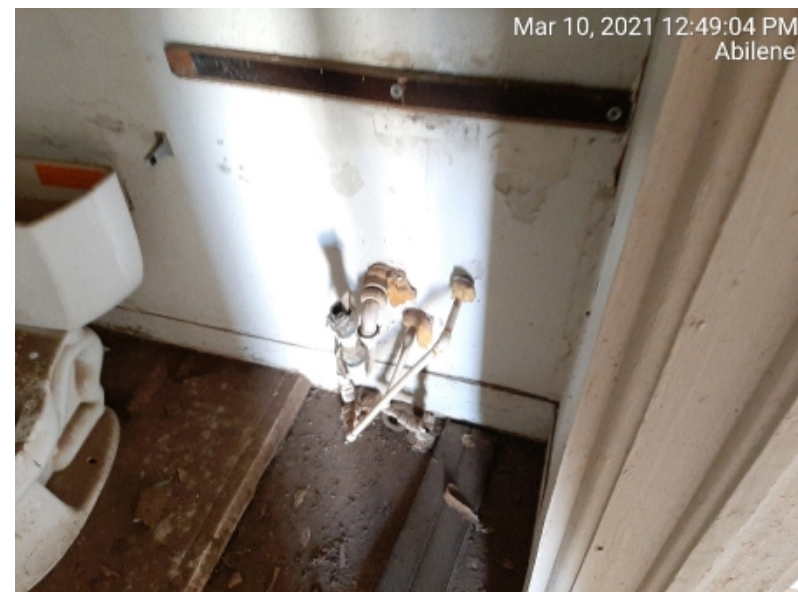
Exterior Cracking & Deteriorating



Interior Ceiling Work (no permits)



Interior Plumbing Issues



Interior Plumbing Issues



Interior Electrical Issues



Interior Damage



TIMELINE OF EVENTS

- **May 26, 2020** Property was initially reported from complaining citizen for dilapidated building.
- **July 9, 2020** Property was inspected by code officer for dilapidated building. Decision made to condemn. Property was condemned. Sent initial notice of condemnation and 30/60 letters.
- **July 10, 2020** Sent utility shut off letters.
- **December 14, 2020** Records show a roofing permit pulled on July 29, 2020 by the owner under the address of 1433 S. 6th St. Legal address of the property is 1431 S 6th St. Owner needs to pull full building permit to repair the entire structure.
- **December 15, 2021** – Sent notice of January BOBS
- **January 6, 2021** – BOBS meeting, ordered 30/60. Mailed BOBS decision letters.
- **March 11, 2021** – No contact since January BOBS. No permits on record or plan of action submitted.
- **March 16, 2021** – Sent notice of April BOBS meeting.



Staff Recommendation:

Findings:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order:

The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.



End of 1431 S. 6th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 4/7/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 11-044: 2926 Beech (NORTH PARK ADDN, BLOCK 15, LOT S75 N319 OF E138.5), Owner: Flores, Joel
• Public Hearing

GENERAL INFORMATION

Owner: Flores, Joel

Sq. Ft.: 1130

Structural: Poor

Foundation: C

Value: 10,530

Total: \$ 13,136

Del. Tax: \$ 0

SPECIAL CONSIDERATIONS

August 23, 2011 – Property was condemned

*Case was presented to BOBS (1) time under previous owner.

March 25, 2014 – Informed of new ownership.

May 1, 2014 – New owner Joel Flores submitted plan of action, but no permits pulled.

October 23, 2014 – Notice of condemnation sent to Mr. Flores.

February 19, 2015 – Owner met with the City, and was given two months to pull building permits.

April 15, 2015 – Citation was issued.

July 1, 2015 – Plan of action was provided, and building permit was obtained.

November 12, 2015 – Owner was sent 60/60/60 letter.

January 13, 2016 – Owner called to give an update on the property.

March 14, 2017 – Owner was sent a new notice of condemnation.

April 17, 2017 – Sent notice of BOBS meeting.
April 19, 2017 – Sent notice of BOBS evidence to the owner.
May 3, 2017 – Sent BOBS decision letter. (90 days to obtain all rough in inspections.)
February 19, 2018 – Permits were renewed by the owner
August 31, 2018 – Permits closed due to inspections showing to be incomplete.
February 19, 2019 – Permits were extended six more months
February 3, 2020 – Permits were renewed six more months, expire in August.
October 1, 2020 – Phone call to owner. Left VM to call back.
October 15, 2020 – Phone call to owner. Left VM to call back.
November 10, 2020 – Sent Notice of BOBS for December
December 2, 2020 – BOBS order 60 days to move the structure within the setback lines
February 8, 2021 – Code officer conducted inspection. Confirmed structure was moved.
February 10, 2021 – Sent notice of March BOBS meeting.

February 23, 2021 – Sent notice of March BOBS cancellation.
March 16, 2021 – Sent notice of April BOBS meeting.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Finding:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear the case on April 07, 2021.

ATTACHMENTS:

1. 20210407 11-044 2926 Beech St. 20210407 11-044 2926 Beech St..pptx

ITEM NO. 3 (d)
CASE # 11-044

2926 Beech St.



CHECKLIST FOR RECORDS SEARCH

Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.

COUNTY RECORDS – Quit Claim Deed naming **Joel Flores**

TAYLOR COUNTY – Shows **Joel Flores** to be the owner.

SECRETARY OF STATE – Shows **no entity under this name.**

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since **August 26, 2016.**

Search reveals **Joel Flores** to be the owner.



PUBLIC NOTICE

Mar 17, 2021 1:17:02 PM
Abilene



Front East Side (Main Structure)



North Side (Main Structure)



West Side (Main Structure)



South Side of Structure



Timeline of the Exterior



Timeline of Exterior



Incomplete Foundation



Exterior Incomplete Plumbing



Interior Structure Incomplete



Interior Structure Incomplete



Secondary Structure



Secondary Electrical Issues



TIMELINE OF EVENTS

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Staff Recommendation:

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End of 2926 Beech St. presentation

