



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 6th day of November, 2019, at 8:15 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Board of Building Standards reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

- a. Call to Order

MINUTES

- a. **Board of Building Standards October 02, 2019 Minutes**
 - Public Hearing

PUBLIC COMMENTS:

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 is to 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 a 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. 13-008: 2134 Parramore St (PRESTON OF HARRIS, BLOCK N 1/3, LOT 32), Owner: Rivera, Mary**
 - Public Hearing
- b. **Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 14-023: 1902 Henson (A0187 SUR 82 JOHN JARMON, TRACT LT 12 W50E75N150S300 DAVILLE)**
Owner: Islas, Guadalupe
 - Public Hearing
- c. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 17-009: 633 S 11th St. (OT ABILENE BLK 208 ANDERSON 1-A, LOT 7-12), Owner: Abilene Courts Development Corp LLC**
 - Public Hearing
- d. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 19-01842: 501 Peach St. (11-12 159 OT ABILENE), Owner: Knapp , Robert B & Mary E Blanca Cortez**
 - Public Hearing
- e. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 19-03574: 909 Pecan St. (30 189 J T ANDERSON 2OT ABL), Owner: Gonzalez, Raul Oliva**
 - Public Hearing
- f. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 19-004718: 3025 N 12th St. (A0050 SUR 88 PATRICK E DURST, BLOCK A, TRACT N 133.5 W 129 LOT 1), Owner: McNeil, Kerri L**
 - Public Hearing

ADJOURNMENT

CERTIFICATION

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 November, 2019, at 11:45 a.m.

Shawna Atkinson, City Secretary

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
October 02, 2019 8:15 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. Delbert Allred
Mr. David Beard, Chairman
Mr. Anthony McColum
Dr. Wayne Paris
Mr. Wayland Schroeder
Mr. Lloyd Turner

Staff Present:
Mr. Michael Rice, Assistant City Manager
Mr. Mike Warrix, Director of Planning and Development Services
Mr. Tim Littlejohn, Building Official
Mr. Chace Craig, Assistant City Attorney
Mr. Clay Door, Community Enhancement Division Manager
Mr. Carl Collum, Code Compliance Officer
Mr. AJ Gamez, Code Compliance Officer
Mr. Josh Mares, Code Compliance Officer
Ms. Catina Betoncur, Office Assistant

Others Present: Mr. Naweji Jack
Mrs. Mary Rivera

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes of the last meeting, September 04, 2019 were provided in advance to Board Members for review.

A motion was made by Mr. Allred to approve the minutes with the correction to add Dr. Paris to the attendance list and was seconded by Mr. McColum, motion carried.

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

NAYS: None

ABSTAIN: Mr. Turner and Mr. Beard

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 13-008: 2134 Parramore St (PRESTON OF HARRIS, BLOCK N 1/3, LOT 32) Mary Rivera, (owner)

Mr. Door presented the case and read the staff findings into the record.

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

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (a, c, e, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (b)
- (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)

Findings: The 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.

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

Mr. Door explained about notifications given and that the owner is present and would discuss the progress of the property. Mr. Door explained that the house had been unsecure since the last inspection. The Board requested to see the timeline and wanted more details about what work had been completed since the September 30, 2014 Plan of Action was turned into Code Compliance. The permits had been obtained.

Public Hearing:

Mr. Beard opened the public hearing. Mrs. Mary Rivera spoke about the status of the property and pending plumbing, flooring, and electrical inspections that will be done today. She requested an additional 30 days for the entire work to be completed. Mr. Littlejohn explained to the board that the plumbing top out will take place on 10/3/2019 and that the permits were current on the property.

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

The Board held discussion and felt that tabling this case would be the best option considering the evidence presented and Mrs. Rivera's progress on the house. The Staff inquired about the process for the permits and what the owners needed to do while the property is tabled for 30 days. Mr. Littlejohn explained that permits would be extended for 6 months. The owner will need to complete a top out for the plumbing on Thursday, October 4th. The electrical and structural inspections can be scheduled when ready.

Mr. Schroeder started to make a motion to grant the owner thirty days. He later changed his motion after conferring with Mr. Craig who advised the Board to table the decision for 30 days and the Board could also consider the status of the permits at the next meeting.

Mr. Schroeder made a motion to table this case until the November Board meeting and Mr. Allred seconded the motion, motion carried.

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

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 14-023: 1902 Henson St (A0187 SUR 82 JOHN JARMON, TRACT LT 12 W50E75N150S300 DAVILLE) Guadalupe Islas, Owner

Mr. Door read staff findings into record.

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

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (a, c, e, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (b)
- (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)

Findings: The 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.

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

The Board discussed the property's appearance and they agreed that there had been significant repair attempted on the property.

Public Hearing:

Mr. Beard opened the public hearing. Mrs. Mary Rivera, wife of owner, Guadalupe Islas spoke about the status of the property. Owner hired an electrician to obtain permits and will contact him to get the rough in inspection completed. Mr. Littlejohn explained that there weren't current permits for the electrical they are still needed for the rough in inspection. Mrs. Rivera requested 30 additional days. The plumbing and flooring inspections will be done today and the bathroom is completed. The Board had discussions that initial work has not been completed since the property had been brought before the board hearing six previous times. The Staff clarified the actual date the property was purchased was September 25th of 2015 according to the deed of ownership.

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

Mr. Schroeder made a motion to table this case until the November Board meeting and Mr. Allred seconded the motion, motion carried.

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

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 18-01053: 1530 S 6th (E45 LTS 7 & 8 159 OT ABILENE) Naweji Jack, Owner

Mr. Door read staff findings into record.

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 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.

Public Hearing:

Mr. Beard opened the public hearing. Mr. Naweji Jack, the owner, spoke about the status of the property. He explained that he had trouble with the first contractor who did not complete the job and did not pull the permits. A question was posed to the Chief Building Inspector about the status of the permits and Mr. Littlejohn confirmed that the permits were pulled on 10/1/2019.

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

Mr. McCollum made a motion to accept the staff recommendation to 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 and was seconded by Mr. Allred, motion carried.

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

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 18-03292: 1910 Sewell St (CAMPUS ADDN, BLOCK 22, LOT 7, REP OF 2, OD DILLINGHAM SUB) Julia and Kathy Hardin, Owners

Mr. Door read staff findings into the record.

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
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Findings: The 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.

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

Staff explained that there was a Plan of Action with a consent to demo from the owner. The owner wanted to obtain permits to do the work herself. The staff explained that the property needed to be considered an emergency demolition and the owner was given six months to complete the work. The outside has been cleaned up but there is still an RV in the yard. The work eventually stopped altogether.

Public Hearing:

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

Mr. McColum made a motion to declare the entire property a public nuisance in that it is a hazard to the public health, safety, and welfare and repair of the structure would be unreasonable. Mr. Allred seconded the motion, motion carried.

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

NAYS: None

Mr. McColum made a motion that the owner is ordered to demolish or appeal the order to the district court within 30 days or the City may demolish. Mr. Allred seconded the motion, motion carried.

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

NAYS: None

ADJOURNMENT

There being no further business to come before the meeting, the Board of Building Standards meeting was adjourned at 9:23 a.m.

X

Approved, Chairman

BOARD OF BUILDING STANDARDS

November 6, 2019



PUBLIC NOTICE – November 6, 2019 MEETING

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, November 6, 2019 in the Council Chambers at City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2134 Parramore St, Abilene TX 79603; 1902 Henson St, Abilene TX 79603; 633 S 11th St, Abilene TX 79602; 501 Peach St, Abilene TX 79602, 909 Pecan St, Abilene TX 79602 and 3025 N 12th St, Abilene TX 79602. 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 # 13-008

2134 Parramore 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 **MARY RIVERA** as the owner

TAYLOR COUNTY – Shows **MARY RIVERA** to be the owner

SECRETARY OF STATE – No records for this name found

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since April 12, 2013.

Search reveals **MARY RIVERA** to be the owner.



TIMELINE OF EVENTS

- **May 2, 2014** Current owner purchased this property
- **September 10, 2014** Sent all condemnation letters and securement letters to new owner.
- **September 30, 2014** Plan of Action submitted with permits
- **September 13, 2018** Mailed new 30/60 letters.
- **October 4, 2018** Owner provided a new plan of action
- **November 29, 2018** Plumbing Rough-in complete
- **December 5, 2018** BOBS ordered 30/60
- **September 26, 2019** Failed Plumbing Top out
- **October 2, 2019** BOBS tabled case, owner received electric permit
- **October 3, 2019** Plumbing top out passed
- **October 8, 2019** Sent notice of November 6, 2019 BOBS meeting.
- **October 17, 2018** No inspection requested for electric rough-in.



PUBLIC NOTICE

Oct 8, 2019 at 12:09:36 PM



**More recent photo to be inserted just prior to
BOBS meeting**



Staff Recommendation:

Findings:

The 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 (a, c, e, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (b)
- (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 2134 Parramore St. presentation



ITEM NO. 3 (b)
CASE # 14-023
1902 Henson 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 **Guadalupe Islas** to be the owner.

TAYLOR CAD – Shows owner to be **Guadalupe Islas**.

SECRETARY OF STATE – No records for this name found.

TAX RECORDS OF THE MUNICIPALITY – Not applicable.

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since March 2013.

Search reveals **Guadalupe Islas** to be the owner of this property.



TIMELINE OF EVENTS

- **June 24, 2015** Current owner purchased this property
- **September 25, 2015** Owner provided Plan of Action and obtained building permit
- **April 12, 2016** Owner received Electric and plumbing permits, expired before any inspections were requested
- **July 14, 2017** Owner received 2nd plumbing permit
- **February 28, 2018** All permits expired without passing inspection, left message for owner (at the property) to return call about expired permits
- **April 4, 2018** Plumbing inspection scheduled and canceled by owner
- **April 18, 2018** Plumbing inspection scheduled and canceled by owner
- **April 19, 2018** Sent new initial condemnation notice, 30/60 letters and plan of action.
- **June 4, 2018** Plumbing inspection scheduled and canceled by owner
- **July 20, 2018** Plumbing permit closed without inspection
- **November 7, 2018** BOBS order 30/60
- **November 20, 2018** Owner turned in Plan of Action and received permits
- **May 24, 2019** Failed Plumbing rough-in
- **May 29, 2019** Passed rough-in and plumbing top out and failed electric rough-in inspection
- **October 2, 2019** BOBS tabled this case
- **October 3, 2019** Failed electric rough-in inspection
- **October 8, 2019** Sent notice of November 6, 2019 BOBS meeting
- **October 17, 2019** No further permits or inspections requested



Aerial view



PUBLIC NOTICE

Oct 8, 2019 at 12:23:18 PM



South west corner of structure



**More recent photo to be inserted just prior to
BOBS meeting**



**More recent photo to be inserted just prior to
BOBS meeting**



**More recent photo to be inserted just prior to
BOBS meeting**



**More recent photo to be inserted just prior to
BOBS meeting**



**More recent photo to be inserted just prior to
BOBS meeting**



More recent photo to be inserted just prior to BOBS meeting



**More recent photo to be inserted just prior to
BOBS meeting**



More recent photo to be inserted just prior to BOBS meeting



**More recent photo to be inserted just prior to
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 (a, c, e, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (b)
- (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 1902 Henson St. presentation



ITEM NO. 3 (c)
CASE # 17-009
633 S 11th 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 **ABILENE COURTS DEV CORP LLC** as the owner

TAYLOR COUNTY – Shows **ABILENE COURTS DEV CORP LLC** to be the owner

SECRETARY OF STATE – Show **Don Night** to be the lien holder and **Dale Rankin** to be the manager and owner

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since May 4, 2006.

Search reveals **ABILENE COURTS DEV CORP LLC** to be the owner.



TIMELINE OF EVENTS

- **February 21, 2017** Report of property being broken into and unsecure, neighbors concerned
- **February 22, 2017** Initial notice of condemnation, 30/60, utility shut-off letters sent
- **February 5, 2018** Owner submitted a Plan of Action asking for a hold on proceedings due to historic value
- **July 27, 2018** Neighbor complaint about vagrants and fire in structure
- **September 24, 2019** Landmarks Commission discussed and took no action, turned over to BOBS for a decision.
- **October 8, 2019** Dale Rankin stated he would come in to discuss his plans on **October 11, 2019**, sent notice of November 6, 2019 BOBS meeting
- **October 11, 2019** No further progress made Dale Rankin did not meet staff today.



PUBLIC NOTICE

Oct 8, 2019 at 2:09:49 PM



Front northwest side



North west corner, front

Oct 17, 2019 at 11:38:16 AM



Northeast corner, front



Oct 17, 2019 at 11:32:33 AM



W e s t s i d e

Oct 17, 2019 at 11:33:07 AM



Large cracks and pieces of wall missing



W
e
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t

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d
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Oct 17, 2019 at 11:34:16 AM



**No
electric
meter**

**South
Side**



Large cracks and pieces of wall missing

Oct 17, 2019 at 11:35:47 AM



Oct 17, 2019 at 11:36:13 AM



**Large
cracks
and
pieces
of wall
missing**



Oct 17, 2019 at 11:37:15 AM



**West
side**

**pieces
of wall
falling
away**



Oct 17, 2019 at 11:28:58 AM



Oct 17, 2019 at 11:29:22 AM



Interior floor rotted from inadequate roof



Interior courtyard



Interior courtyard



Staff Recommendation:

- ORDER OWNER TO REPAIR – **30 DAYS TO OBTAIN ALL PERMITS AND PROVIDE PLAN OF ACTION INCLUDING A TIMEFRAME 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.**



End of 633 S 11th St. presentation



ITEM NO. 3 (b)
CASE # 19-01842
501 Peach 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 **Knap Robert B & Mary E** to be the owner.

TAYLOR CAD – Shows owner to be **Knap Robert B & Mary E. c/o Blanca Cortez**

SECRETARY OF STATE – No records for this name found.

TAX RECORDS OF THE MUNICIPALITY – Not applicable.

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since September 21, 2005.

Search reveals **Knap Robert B & Mary E** to be the owner of this property.



TIMELINE OF EVENTS

- **May 10, 2019** Initial notice of condemnation, 30/60, Plan of Action, utility shut-off letter sent
- **July 9, 2019** Blanca Cortez came in and asked about this property, but did not express intention with property
- **October 7, 2019** Taylor County legal assistant stated this property was behind in taxes from 2016-2017 and was paid so the property was removed from tax sale. It is now behind in tax again and they may file a tax sale again
- **October 8, 2019** Sent notice of November 6, 2019 BOBS meeting
- **October 17, 2019** No Plan of Action or Permits requested



PUBLIC NOTICE

Oct 8, 2019 at 1:51:51 PM



Two structures on this property

Oct 17, 2019 at 12:02:54 PM

secondary structure



Main Structure





Front of main structure

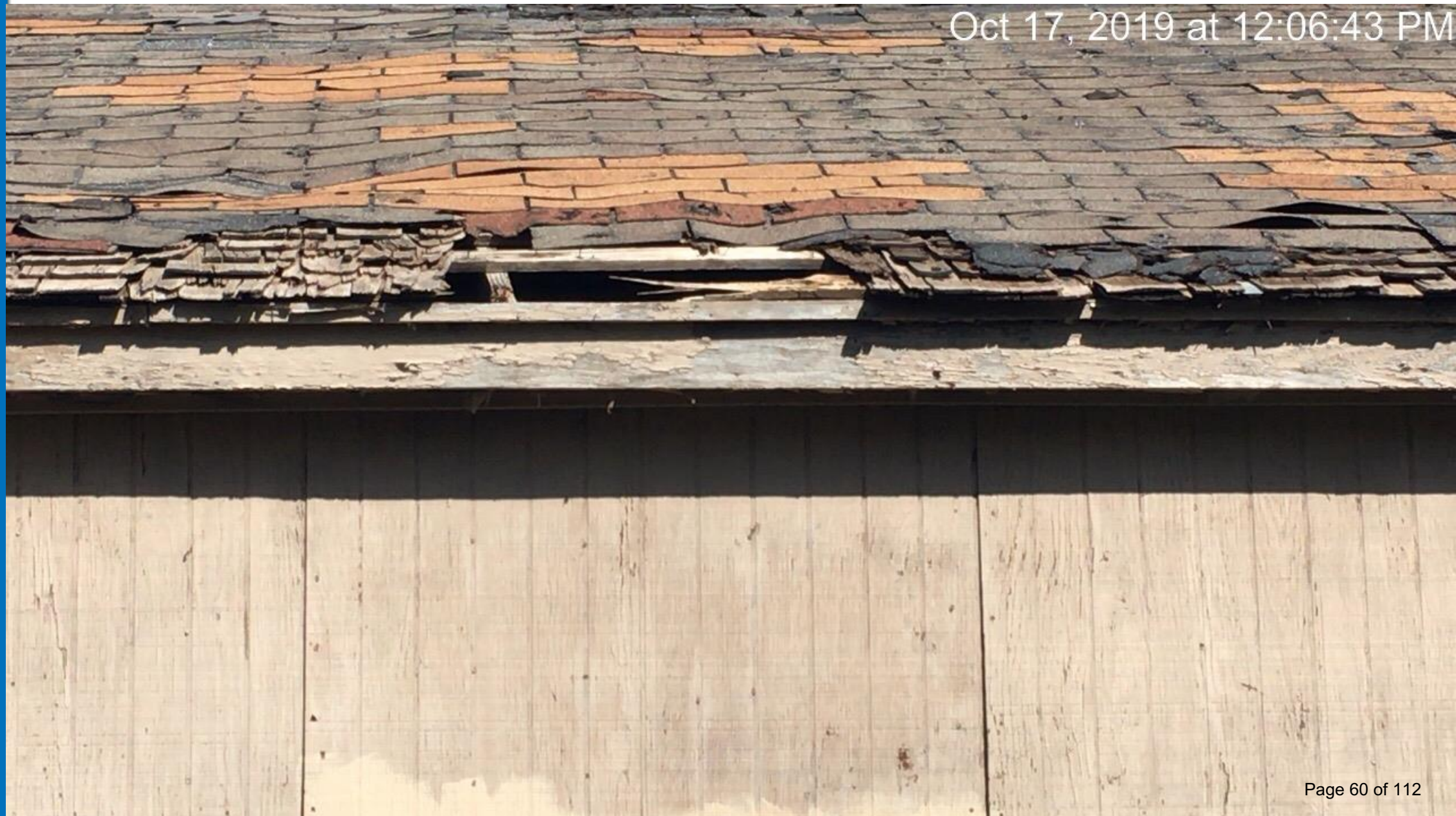
Oct 17, 2019 at 12:05:41 PM





Holes in roof, loose material

Oct 17, 2019 at 12:06:43 PM





Unsecure





Inadequate plumbing and electrical

Oct 17, 2019 at 12:08:06 PM





Interior unfinished electric and plumbing

Oct 17, 2019 at 12:09:41 PM





Inadequate electric

Oct 17, 2019 at 12:08:18 PM

Vulgar
Graffiti



Mold and crumbling interior ceiling, electrical issues





North side of structure



Apr 15, 2019 at 10:53:54 AM
501 Peach St
Abilene TX 79602
United States



Apr 15, 2019 at 10:54:18 AM
501 Peach St
Abilene TX 79602
United States

No electric meter



Apr 15, 2019 at 10:54:05 AM
501 Peach St
Abilene TX 79602
United States



Back door unsecure Mold on drywall

Apr 15, 2019 at 10:54:46 AM
501 Peach St
Abilene TX 79602
United States



Apr 15, 2019 at 10:54
501 Pe
Abilene TX
United



**No means to secure
this door**



Front East side





Apr 15, 2019 at 10:55:18 AM
501 Peach St
Abilene TX 79602
United States



Ceiling rotted and crumbling

Electrical issues





**Ceiling
falling
down due
to water
damage**



**Inadequate
electrical**

Staff Recommendation:

- ORDER OWNER TO REPAIR – **30 DAYS TO OBTAIN ALL PERMITS AND PROVIDE PLAN OF ACTION INCLUDING A TIMEFRAME 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,)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (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)



End of 501 Peach St. presentation



ITEM NO. 3 (e)
CASE # 19-03574
909 Pecan St.



CHECKLIST FOR RECORDS SEARCH

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

COUNTY RECORDS – General Warranty Deed naming **GONZALEZ RAUL OLIVA** to be the owner

TAYLOR CAD – Shows owner to be **GONZALEZ RAUL OLIVA**

SECRETARY OF STATE – No records for this name found

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since June 2018

Search reveals **GONZALEZ RAUL OLIVA** to be the owners of this property



TIMELINE OF EVENTS

- **July 31, 2019** Initial condemnation notification, 30/60, Plan of Action and utility shut off letters sent
- **September 30, 2019** Owner came in and informed staff that no funds were available to repair or demo this structure but has a potential buyer
- **October 8, 2019** No further progress, sent notice of November 6, 2019 BOBS meeting.
- **October 17, 2019** Owner provided a contract of sale to a new owner, Leigh Archer ABBARES LLC, sale is not yet finalized, new owner is undecided whether they will repair or demolish the structure



PUBLIC NOTICE

Oct 8, 2019 at 2:02:04 PM



South side of structure

Oct 17, 2019 at 11:58:13 AM



Large hole in roof with loose materials



West side rear

July 11, 2019 at 10:42 AM





July 11, 2019 at 10:44 AM

R
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July 11, 2019 at 10:44 AM



Front east side



July 11, 2019 at 10:45 AM



south wall leaning out

July 11, 2019 at 10:45 AM



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Staff Recommendation:

- ORDER OWNER TO REPAIR – **30 DAYS TO OBTAIN ALL PERMITS AND PROVIDE PLAN OF ACTION INCLUDING A TIMEFRAME 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
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)



End of 909 Pecan St. presentation



ITEM NO. 3 (f)

CASE # 19-004718

3025 N 12th 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 **KERRI L MCNEILL** as owner

TAYLOR COUNTY – Shows **KERRI L MCNEILL** to be the owner

SECRETARY OF STATE – No entity under this name found

TAX RECORDS OF THE MUNICIPALITY – Not applicable

UTILITY RECORDS OF THE MUNICIPALITY – Inactive since November 26, 2014.

Search reveals **KERRI L MCNEILL** to be the owner



TIMELINE OF EVENTS

- **March 12, 2019** Property reported as a dilapidated structure certified mails sent to owner
- **May 9, 2019** No permits requested or contact by owner, issued citation to owner
- **June 10, 2019** No permits requested or contact by owner, issued citation to owner
- **July 22, 2019** No permits requested or contact by owner, issued citation to owner
- **September 20, 2019** Structure partially dismantled without permits, stop work order and citation issued to owner
- **September 26, 2019** Property condemned, initial notice, 30/60 and utility shut-off letters sent
- **October 8, 2019** Sent notice of November 6, 2019 BOBS meeting.
- **October 17, 2019** No further progress



PUBLIC NOTICE

Oct 9, 2019 at 1:24:58 PM



Front of structure

Sep. 20, 2019 at 1:39:34 PM



Northwest corner

Sep 20, 2019 at 1:39:55 PM



West side

Sep 26, 2019 at 11:20:38 AM



Southwest side, lacking windows and doors

Sep 26, 2019 at 11:21:28 AM



South side, exposed OSB

Sep 20, 2019 at 1:41:40 PM



Northside inadequate roofing material

Sep 20, 2019 at 1:50:46 PM



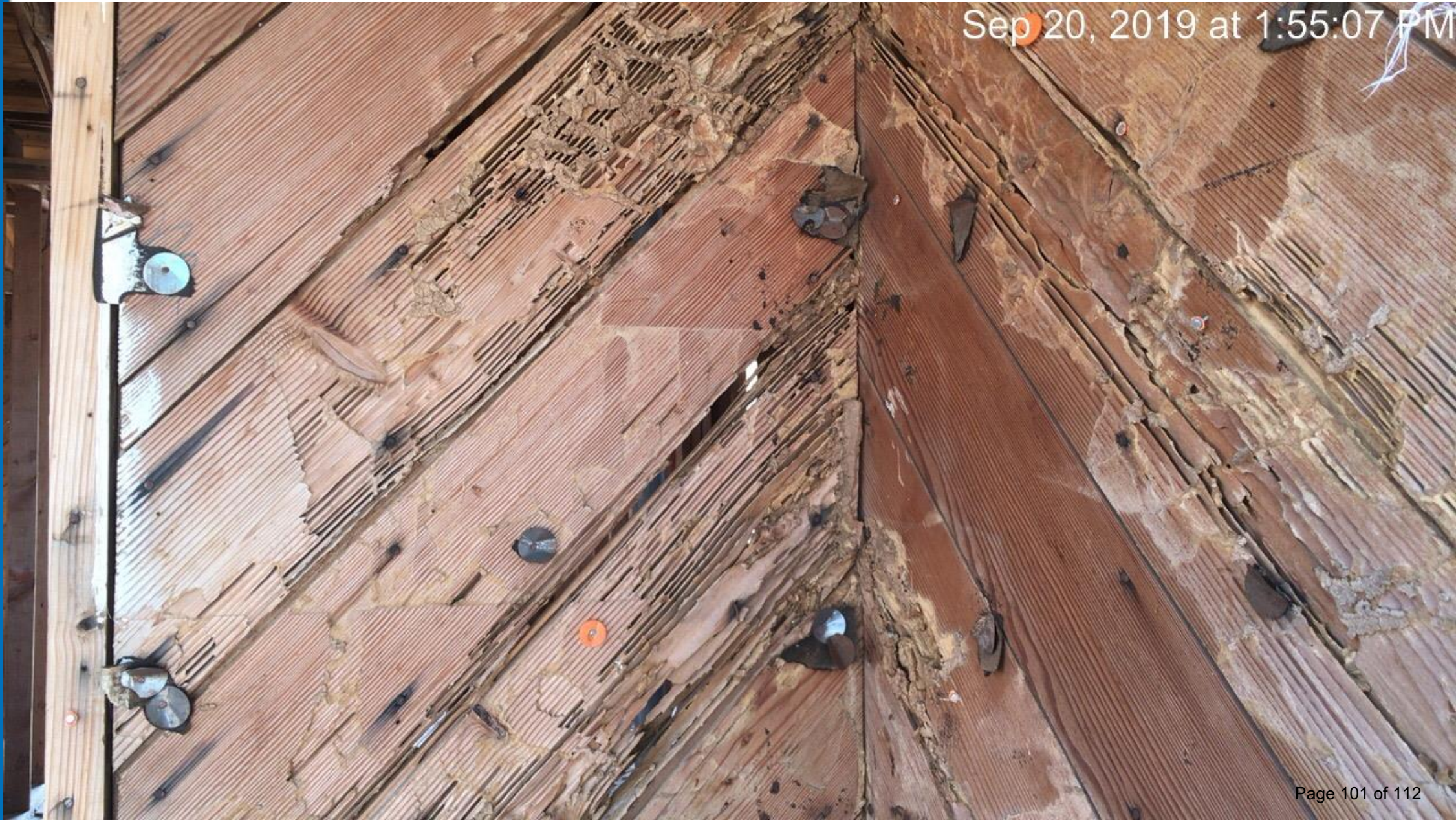
Termite damage to walls and studs

Sep 20, 2019 at 1:45:34 PM

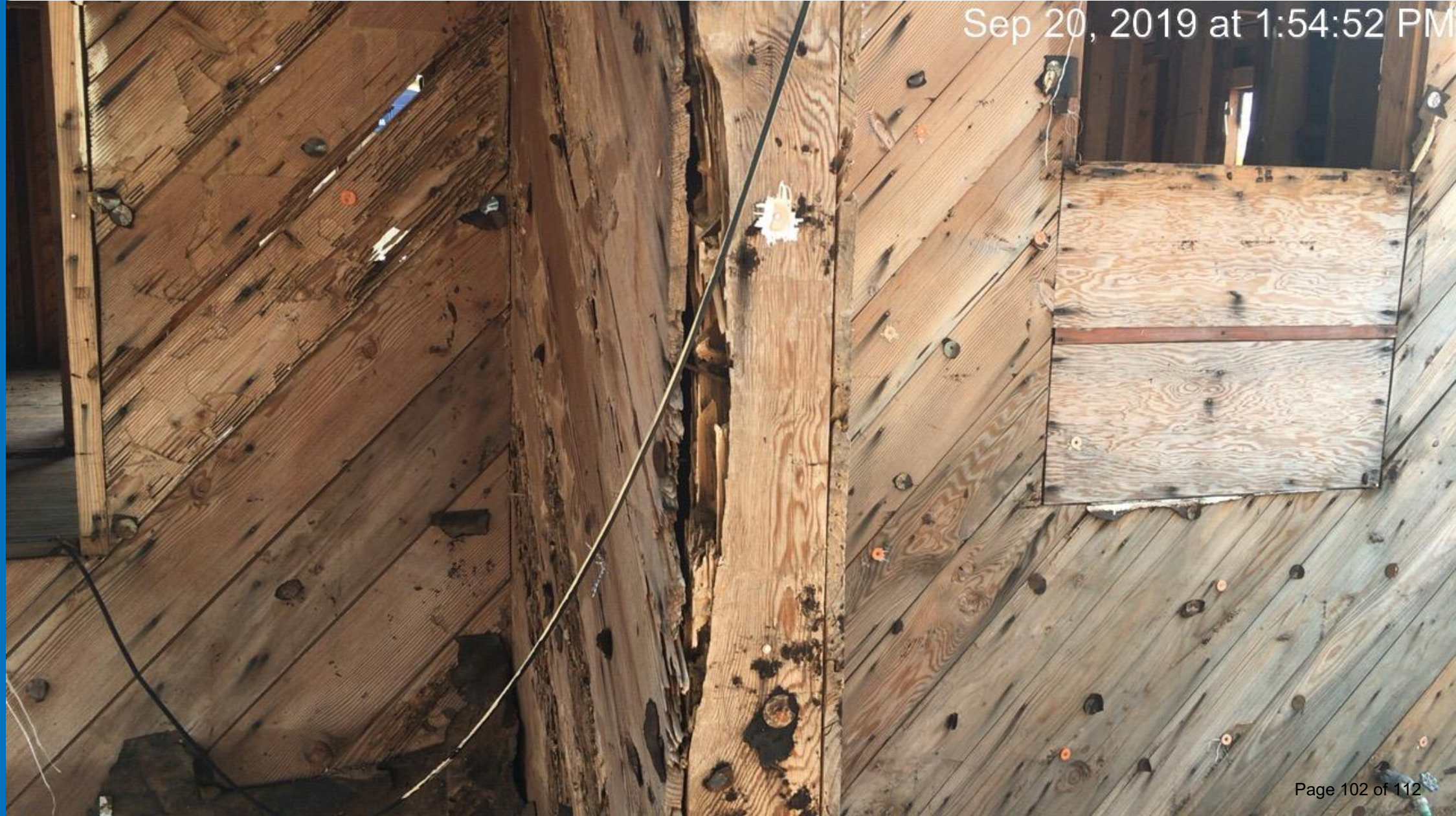


Termite damage to walls

Sep 20, 2019 at 1:55:07 PM



Termite damage to walls and studs



Holes from unfinished fence



Interior, plumbing, electrical and unsecure

Sep 20, 2019 at 1:40:28 PM



Interior, unfinished and unsecure

Sep 20, 2019 at 1:40:39 PM



Hazardous electric and unsecure

Sep 20, 2019 at 1:41:03 PM



Interior walls and windows

Sep 20, 2019 at 1:53:50 PM



Plumbing issues and unsecure

Sep 20, 2019 at 1:53:05 PM



Entire structure remains unsecured

Sep 20, 2019 at 1:52:56 PM



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- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)



End of 3025 N 12th St. presentation

