



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 November 03, 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. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Approving the Minutes for September Regular Hearings
- Public Hearing

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. **Section 551.071 (Consultation with Attorney) Legal update regarding real estate ownership.**

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.

AGENDA ITEMS

- A. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-000749: 1310 HICKORY ST. (LT 4 204 3 D STEFFENS & LOWDEN OT ABL), Owner: BLANCQ, ELIZABETH**
 - Public Hearing
- B. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-001200: 1149 HOUSTON ST. (COLLEGE DRIVE REPLAT, BLOCK 19, LOT 26 (JC REESE REP), Owner: VILES, WILLIS**
 - Public Hearing
- C. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-001202: 1526 MERCHANT ST. (COLLEGE HEIGHTS, BLOCK 52, LOT 3 & S2 OF 2), Owner: ABI SZOLO PROPERTIES, LLC**
 - Public Hearing
- D. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-001937 - 6150 HARTFORD ST. (K & A JACKSON SUB, BLOCK A, LOT 1), Owner: Jackson, Ida Anita**
 - Public Hearing
- E. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-003337 - 1134 HOUSTON ST. (COLLEGE DRIVE REPLAT, BLOCK 20, LOT 10 (JC REESE REP), Owner: Rogers, Joe Van % Kent West**
 - Public Hearing
- F. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-003419 - 1201 SHELTON ST. (CRESCENT HEIGHTS, BLOCK D, LOT S53 OF 14), Owner: Villarreal, Raymond**
 - Public Hearing

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 29th day of October, 2021, at 9:50 a.m.

Shawna Atkinson, TRMC, CMC
City Secretary



**Board of Building Standards
Agenda Memo**

Meeting Date:11/3/2021

TO:

FROM:

SUBJECT: **Minutes: Receive a Report, Hold a Discussion and Public Hearing,
and Take Action on Approving the Minutes for September Regular
Hearings**
 • Public Hearing

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 09.01.2021 BOBS mins

09.01.2021 BOBS mins.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
September 01, 2021 8:15 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

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

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Interim Director of Planning and Development
Services / Building Official
Mr. Van Watson, Assistant Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Clay Door, Community Enhancement Division Manager
Mr. Josh Mares, Code Enforcement Officer
Mr. Robert Marsh, Code Enforcement Officer
Mr. Robert Norton, Code Enforcement Officer
Ms. Heather Fears, Permit Technician

Others Present: Mr. James M. Blancq
Mr. Guy Vivion

CALL TO ORDER

Mr. McColum called the meeting to order at 8:17 a.m. and Mr. Marsh recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, August 04, 2021, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the August minutes as written and was seconded by Dr. Paris, motion passed.

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

NAYS: None

ABSTAIN: Mr. Webb

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 20-003187: 342 Hawthorne St. (ELMWOOD WEST SEC H, BLOCK 5, LOT 1 & S30 OF 2), Owner: Brashear, Carole J.

Mr. Mares informed the Board that this case will be removed from the agenda per city legal staff.

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 20-003772: 1534 Park Ave. (ARTHEL HENSON OUTLOT 33, BLOCK N LOT 14), Owner: Joan Wood Cook

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

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 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.

A question was asked by the Board if the owner is deceased and if there is record of any heirs. Staff confirmed through county records that owner is deceased and a son to property owner was contacted but stated he did not have any right of ownership of the property and further stated when he was informed of the condition of the property and that property had been unsecured he said he did not want anything to do with the property because he felt it is unsafe. He was asked if he was going to get ownership of property and he said he has no funding or means to do so. Mr. Mares further explained that an extensive search was conducted to locate heirs, a will, or probate record and nothing was found.

Public Hearing:

Mr. McColum opened the public hearing. There being no speakers, Mr. McColum closed the public hearing and opened the floor for discussion.

The board stated that when the city demolishes a property that does not hinder an heir's ability to take ownership of the land and proposed finding the property is a public nuisance because there are no heirs, but if an heir decided to claim ownership after demolition they would be able to. There is no reason to give a 30/60 order to repair.

The Board asked Ms. Messer if an heir verbally says they do not want responsibility for a property does that absolve the heir from responsibility for the property? Ms. Messer's response was they do not know if he has responsibility or not, what needs to be addressed by the board is whether the property is a public nuisance or not.

Dr. Paris made a motion that 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. Seconded by Mr. Schroeder.

Finding: 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.

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

NAYS: None

Motion passed.

Dr. Paris made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish. Seconded by Mr. Allred and Mr. Schroeder.

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

NAYS: None

Motion passed.

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

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 21-000749: 1310 Hickory St. (LT 4 204 3 D STEFFENS & LOWDEN OT ABL), Owner: Blancq, Elizabeth

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

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 a 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.

The Board asked about date of utilities shut-off and if we could assume no one has lived in property since utilities were shut off in 2016. Mr. Mares confirmed utility service has been shut off since 2016 and we can only assume no one has lived on property since then. The Board asked if Mr. Blancq becomes the property owner since he is the widower of the deceased property

owner. Ms. Messer replied, based on what has been presented in the hearing, the property has not been transferred to Mr. Blancq. The property has to go through legal process or probate in order to be transferred to Mr. Blancq since it was only in Mrs. Blancq's name. The Board commented that the case should be tabled since there is currently no owner.

Mr. Mares explained the purpose of the 30/60 staff recommendation is to give time to Mr. Blancq to get the property transferred to his name so Mr. Blancq could obtain a repair or demo permit and to create a public record with the county clerk that action needs to be taken on this property. Further, the case needed to be presented to the board to determine whether the property is a public nuisance, or follow staff recommendation of 30/60 to repair, regardless of ownership. The Board asked if Mr. Blancq has shown interest in acquiring the property. Mr. Mares replied that he has and he would like to own the lot if the property got demolished and he would make an effort to try to get property transferred to his name.

Mr. McColum opened the public hearing:

Mr. Blancq spoke about the need to obtain legal aid to gain possession of the property. He let the Board know he does not have the means to be able to repair the home. He said his primary concern was to take ownership of the land and he understands if the home needs to be demolished. The Board explained to Mr. Blancq that he needs to figure out his legal options before the case is heard again.

Mr. McColum closed the public hearing.

Mr. Allred made a motion to table the case for 30 days. Seconded by Mr. Schroeder.

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

NAYS: None

Motion passed.

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 21-001059: 1734 N. 5th St. (E55 W205 S146 182 1 OT ABL N 300 L 1), Owner: Vivion, Guy & Debra K.

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

Finding: 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 (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.

Mr. McColum opened the public hearing:

Mr. Vivion stated that he agrees with staff recommendation to demolish. He has interest in having the demolition performed himself and will be pulling a demolition permit. He was instructed by the Board to get with city staff to obtain demolition permit.

Mr. McColum closed the public hearing.

Mr. Webb made a motion that 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. Seconded by Mr. Allred.

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

NAYS: None

Motion Passed.

Finding: 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.

Mr. Webb made a further motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish. Seconded by Mr. Allred.

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

NAYS: None

Motion Passed.

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

Case for Rehabilitation, Demolition, or Civil Penalties- Case No 21-001108: 1725 N. Mockingbird Ln. (CRESCENT HEIGHTS, CONT 2, BLOCK 7, LOT 2), Owner: Serrano, Pedro & Josefina

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

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 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.

The Board asked Mr. Mares if property was condemned prior to auction. Mr. Mares stated that it was not. It was condemned to ensure that that home was not inhabited prior to being brought up to code. Mr. Mares explained the tax office redemption period to the board. Due to redemption period rules it was decided the property should be placed into condemnation and ordered to be repaired since the homeowner would not lose any money on repair work if property was redeemed by any prior interested parties and property would not continue to sit in a dilapidated state. Since the new owner is wanting to make repairs, city staff is attempting to make sure the structure is being repaired to code.

The Board asked Mr. Mares whether work was being done on structure without permit. Mr. Mares let him know that no repair work was being done. The only thing that is being done is the structure is being cleaned out and gutted, and the property owner would still need to get a general building permit before repair work is started.

Public Hearing:

Mr. McColum opened the public hearing. There being no speakers, Mr. McColum closed the public hearing and opened the floor for discussion.

The Board stated that he is aware that staff and property owner are communicating, and is in favor of staff recommendation.

Mr. Schroeder made a motion that owner is ordered 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. Seconded by Mr. Webb.

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

NAYS: None

Motion passed.

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:07 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date:11/3/2021

TO:

FROM:

SUBJECT: Section 551.071 (Consultation with Attorney) Legal update regarding real estate ownership.

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:



**Board of Building Standards
Agenda Memo**

Meeting Date: 11/3/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-000749: 1310
HICKORY ST. (LT 4 204 3 D STEFFENS & LOWDEN OT ABL), Owner:
BLANCQ, ELIZABETH
• Public Hearing

GENERAL INFORMATION

Owner: Blancq, Elizabeth

Sq. Ft.: 952

Structural: Poor

Foundation: P

Value: \$18,059

Total: \$26,249

Del. Tax: \$435.78

SPECIAL CONSIDERATIONS

April 9, 2021 – Property was condemned. Initial notice and 30/60 letters sent.

April 16, 2021 – Phone call from Mr. James Blancq, who claims to be the widower of the property owner. He was asking what needed to be done to comply with the condemnation notices. He did express his concern with not having the funds and the time to get the property up to code. I told him to come in and meet with me, and I can explain better in person what the process is, and also explain his options with the property. Scheduled meeting for Thursday April 22, 2021 at 1PM.

April 23, 2021 – Met with Mr. Blancq and CBO Tim Littlejohn regarding his case. Mr. Littlejohn instructed Mr. Blancq to get legal ownership of the property, otherwise he would not be able to legally pull permits to repair the structure. I advised Mr. Blancq to go to the County Clerk's office, and speak to someone for guidance on what step he needed to take to obtain ownership of the property. We informed Mr. Blancq that we would give him some time to get the process completed, and also instructed him to stay in contact with Code Officer Josh Mares

with any updates.

August 9, 2021 – No further contact from the owner.

September 1, 2021 – Board's decided to table case for 30 days to allow time for Mr. Blancq to obtain legal aid to get property transferred to his name.

September 3, 2021 – Sent Board decision letter to property owner

September 14, 2021 – Posted notice of October Board hearing on structure.

September 15, 2021 - Notice of October Board meeting sent to property owner.

October 5, 2021 – Phone call with James Blancq letting him know the meeting for tomorrow was cancelled. He stated he did not have the finances to get the property in his name, much less bring it up to code. He stated he was just going to let the City handle it the way it would need to be handled. I explained to him that I was still obligated to send letters to the last registered owner on file; therefore he would receive another one about the meeting in November, as well as the board's decision.

October 13, 2021 – Posted notice of November hearing on structure

October 15, 2021 – Mailed notice of November BOBS hearing to property owner

October 27, 2021 – Found back door removed, house unsecured, and garden hose hooked up to neighbor's house and run into backyard of 1310 Hickory. Rear door was present and secured when photos were taken in August 2021.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 03, 2021.

ATTACHMENTS:

- | | | |
|----|-------------------------------------|--|
| 1. | 01 Slides Intro | 01 Slides Intro.pptx |
| 2. | 20211103 21-000749_ 1310 Hickory St | 20211103 21-000749_ 1310 Hickory St.pptx |

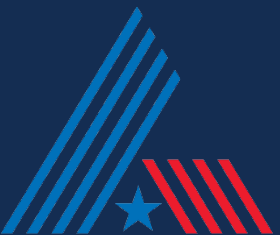
BOARD OF BUILDING STANDARDS

November 3, 2021



PUBLIC NOTICE – November 3, 2021 MEETING

- A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, November 3, 2021 in the Council Chambers at City Hall, 555 Walnut St, Abilene, Texas, to consider the following properties on the agenda: 1310 Hickory St. Abilene, TX 79601, 1149 Houston St. Abilene, TX 79601, 1526 Merchant St. Abilene, TX 79603, 6150 Hartford St. Abilene, TX 79605, 1134 Houston St. Abilene, TX 79601, and 1201 Shelton St. Abilene, TX 79603. 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.



CASE #21-000749

1310 Hickory St.

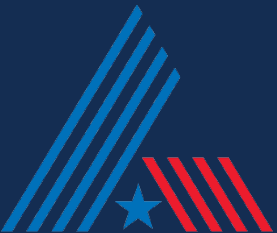
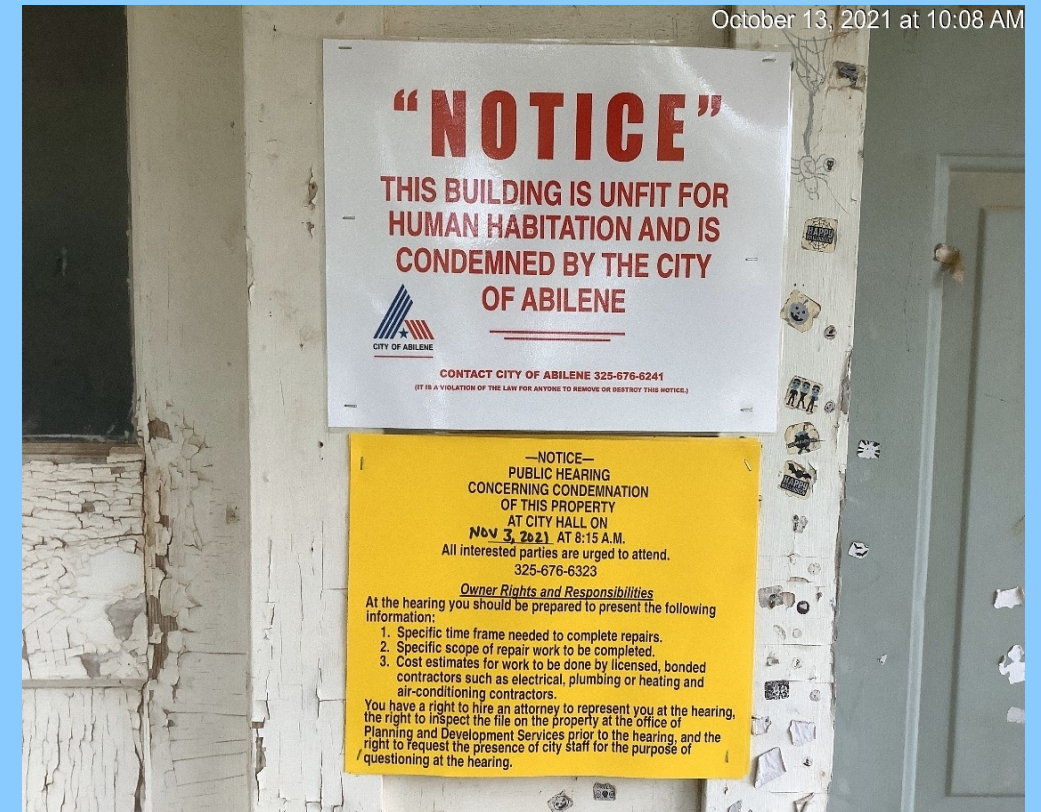


CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Quit Claim Deed naming Elizabeth Blancq
- **TAYLOR COUNTY**– Shows Elizabeth Blancq 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 March 30, 2016
- Search reveals Elizabeth Blancq to be the owner



Public Notice



Front East Side



Rear West Side



North Side



South Side



Exterior Electrical Issues



Exterior Rotting and Dilapidation



Exterior Rotting and Dilapidation



Interior Plumbing Issues



TIMELINE OF EVENTS

- **April 9, 2021** – Property was condemned. Initial notice and 30/60 letters sent.
- **April 16, 2021** – Phone call from Mr. James Blancq, who claims to be the widower of the property owner. He was asking what needed to be done to comply with the condemnation notices. He did express his concern with not having the funds and the time to get the property up to code. I told him to come in and meet with me, and I can explain better in person what the process is, and also explain his options with the property. Scheduled meeting for Thursday April 22, 2021 at 1PM.
- **April 23, 2021** – Met with Mr. Blancq and CBO Tim Littlejohn regarding his case. Mr. Littlejohn instructed Mr. Blancq to get legal ownership of the property, otherwise he would not be able to legally pull permits to repair the structure. I advised Mr. Blancq to go to the County Clerk's office, and speak to someone for guidance on what step he needed to take to obtain ownership of the property. We informed Mr. Blancq that we would give him some time to get the process completed, and also instructed him to stay in contact with Code Officer Josh Mares with any updates.
- **August 9, 2021** – No further contact from the owner.
- **September 1, 2021** – Board's decided to table case for 30 days to allow time for Mr. Blancq to obtain legal aid to get property transferred to his name.
- **September 3, 2021** – Sent Board decision letter to property owner
- **September 14, 2021** – Posted notice of October Board hearing on structure.
- **September 15, 2021** - Notice of October Board meeting sent to property owner.
- **October 5, 2021** – Phone call with James Blancq letting him know the meeting for tomorrow was cancelled. He stated he did not have the finances to get the property in his name, much less bring it up to code. He stated he was just going to let the City handle it the way it would need to be handled. I explained to him that I was still obligated to send letters to the last registered owner on file; therefore he would receive another one about the meeting in November, as well as the board's decision.
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- **October 15, 2021** – Mailed notice of November BOBS hearing to property owner
- **October 27, 2021** – Found back door removed, house unsecured, and garden hose hooked up to neighbor's house and run into backyard of 1310 Hickory. Rear door was present and secured when photos were taken in August 2021.



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 1310 Hickory St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 11/3/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-001200: 1149
HOUSTON ST. (COLLEGE DRIVE REPLAT, BLOCK 19, LOT 26 (JC REESE
REP), Owner: VILES, WILLIS
• Public Hearing

GENERAL INFORMATION

Owner: Viles, Willis
Sq. Ft.: 928
Structural: Poor
Foundation: P
Value: \$20,634
Total: \$22,034
Del. Tax: \$0

SPECIAL CONSIDERATIONS

May 14, 2021 – CEO obtained permission from owner to enter. Obtained photographs and video. Property was condemned.

May 17, 2021 – Filed condemnation affidavit at court. Utility shut off letters sent. Sent initial notice of condemnation, plan of action, and violation list to property owner.

May 18, 2021 – Posted condemnation sign on property.

June 1, 2021 - House planned to be sold this date. Instructed current owner to have new owner call code compliance office with their contact info so they can receive notices.

June 2, 2021 – Copy of condemnation notice emailed to potential buyer to be aware of the condemnation process.

June 30, 2021 – Attempted phone contact with potential buyer to confirm sale of the property. Awaiting a call back.

July 8, 2021 – Informed by owner that the property was not sold. Owner further stated he was unsure of what he wanted to do with the property.

July 15, 2021 – Sent notice of August Board of Building Standards meeting.

August 4, 2021 – Board of Building Standards ordered 30/60

August 6, 2021 – Sent notice of August board decision for owner to repair

September 14, 2021 – Posted notice of October Board of Building Standards meeting on structure

September 15, 2021 – Notice of October Board of Building Standards meeting sent to property owner

September 17, 2021 – No further contact from Mr. Viles, no change in ownership, no permit pulled.

October 13, 2021 – Posted notice of November Board hearing on structure

October 15, 2021 - Mailed notice of November board hearing

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

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

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
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- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 03, 2021.

ATTACHMENTS:

1. 20211103 21-001200_1149 Houston St. 20211103 21-001200_1149 Houston St..pptx

CASE #21-001200

1149 Houston St.

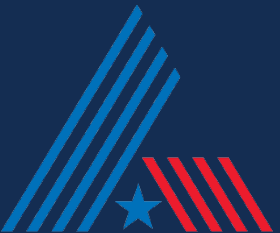
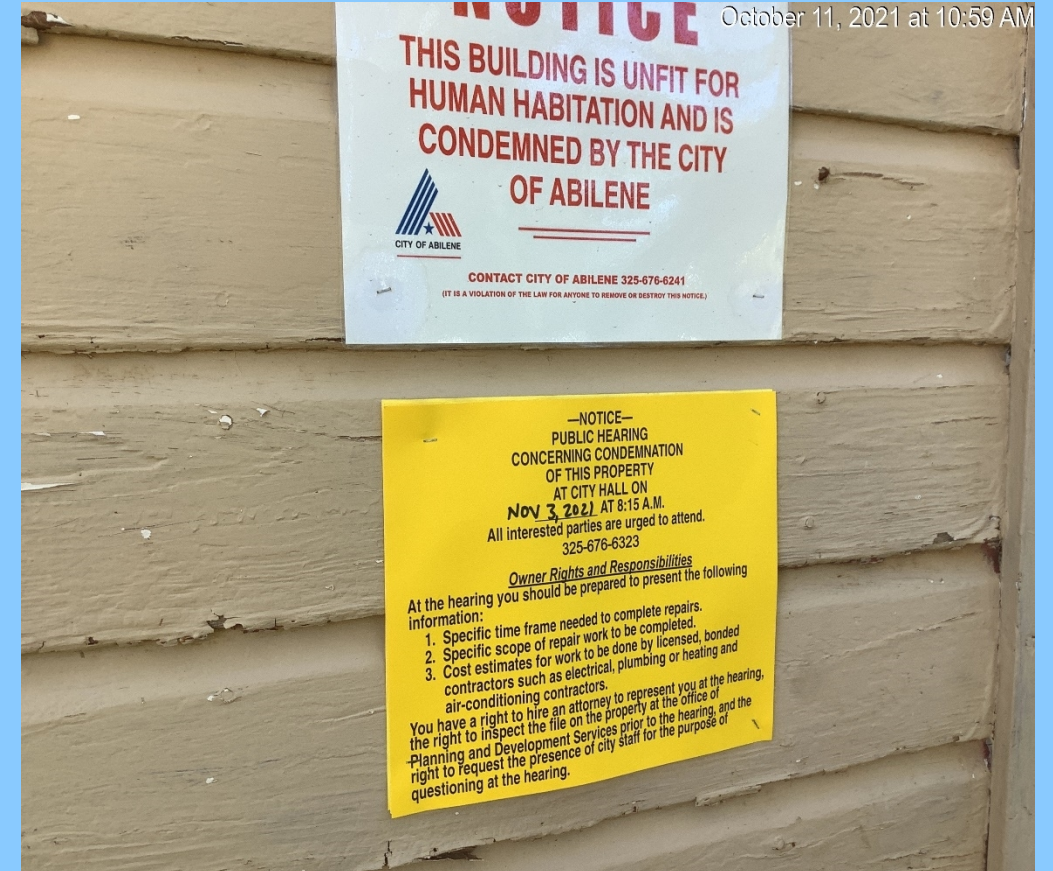


CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming Willis Viles as the owner.
- **TAYLOR COUNTY**– Shows Willis Viles 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 April 21, 2021
- Search reveals Willis Viles to be the owner.



Public Notice



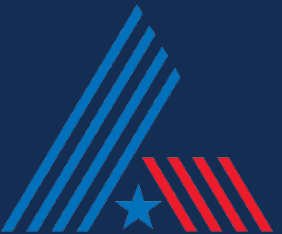
Front West Side



Rear East Side



South Side



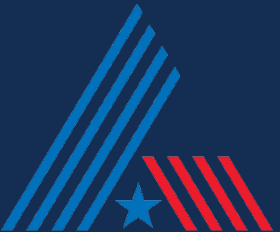
North Side



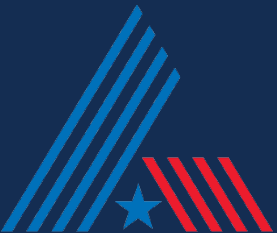
Exterior Electrical Issues



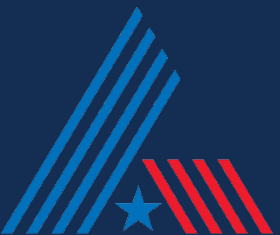
Interior Ceiling Damage



Interior Damage and Deterioration



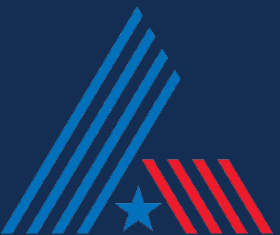
Interior Electrical Issues



Interior Electrical Hazard



Interior Plumbing Issues



TIMELINE OF EVENTS

- **May 14, 2021** – CEO obtained permission from owner to enter. Obtained photographs and video. Property was condemned.
- **May 17, 2021** – Filed condemnation affidavit at court. Utility shut off letters sent. Sent initial notice of condemnation, plan of action, and violation list to property owner.
- **May 18, 2021** – Posted condemnation sign on property.
- **June 1, 2021** - House planned to be sold this date. Instructed current owner to have new owner call code compliance office with their contact info so they can receive notices.
- **June 2, 2021** – Copy of condemnation notice emailed to potential buyer to be aware of the condemnation process.
- **June 30, 2021** – Attempted phone contact with potential buyer to confirm sale of the property. Awaiting a call back.
- **July 8, 2021** – Informed by owner that the property was not sold. Owner further stated he was unsure of what he wanted to do with the property.
- **July 15, 2021** – Sent notice of August Board of Building Standards meeting.
- **August 4, 2021** – Board of Building Standards ordered 30/60
- **August 6, 2021** – Sent notice of August board decision for owner to repair
- **September 14, 2021** – Posted notice of October Board of Building Standards meeting on structure
- **September 15, 2021** – Notice of October Board of Building Standards meeting sent to property owner
- **September 17, 2021** – No further contact from Mr. Viles, no change in ownership, no permit pulled.
- **October 13, 2021** – Posted notice of November Board hearing on structure
- **October 15, 2021** – Mailed notice of November Board hearing.



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 1149 Houston St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 11/3/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-001202: 1526
MERCHANT ST. (COLLEGE HEIGHTS, BLOCK 52, LOT 3 & S2 OF 2),
Owner: ABI SZOLO PROPERTIES, LLC
• Public Hearing

GENERAL INFORMATION

Owner: ABI SZOLO PROPERTIES, LLC
Sq. Ft: 1,148
Structural: Poor
Foundation: P
Value: \$29,690
Total: \$31,790
Del. Tax: \$0

SPECIAL CONSIDERATIONS

May 14, 2021 – Received notification of structure fire. Inspected property and posted condemnation sign.

May 17, 2021 – Obtained official approval to condemn from building inspector. Filed affidavit of condemnation at court. Sent utility shut off notices. Sent initial notice of condemnation, plan of action worksheet, and violation list to property owner.

May 21, 2021 – Met with potential buyer, Mr. Vines, and General Contractor to inquire about repair permits. CBO would allow permit to be pulled if buyer got letter of consent from owner, thus allowing home to be repaired, removed from condemnation, and allow title to clear title loan company.

June 28, 2021 – Property sold to ABI SZOLO PROPERTIES, LLC

June 30, 2021 – Initial notice of condemnation, 30/60, POA, and violation list sent to ABI SZOLO PROPERTIES, LLC

July 30, 2021 – Met me new owner, Lance Vines, explained to him everything he was supposed to do the previous month, gave him a new 30 day deadline to submit documents and pull permit
September 8, 2021 – No permit pulled. No plan of action submitted. No contact made with Code Enforcement.

October 13, 2021 – Posted notice of board hearing on structure

October 15, 2021 - Mailed notice of board hearing

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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 (b, 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)

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 03, 2021.

ATTACHMENTS:

1. 20211103 21-001202_1526 Merchant St. 20211103 21-001202_1526 Merchant St..pptx

CASE #21-001202

1526 Merchant St.



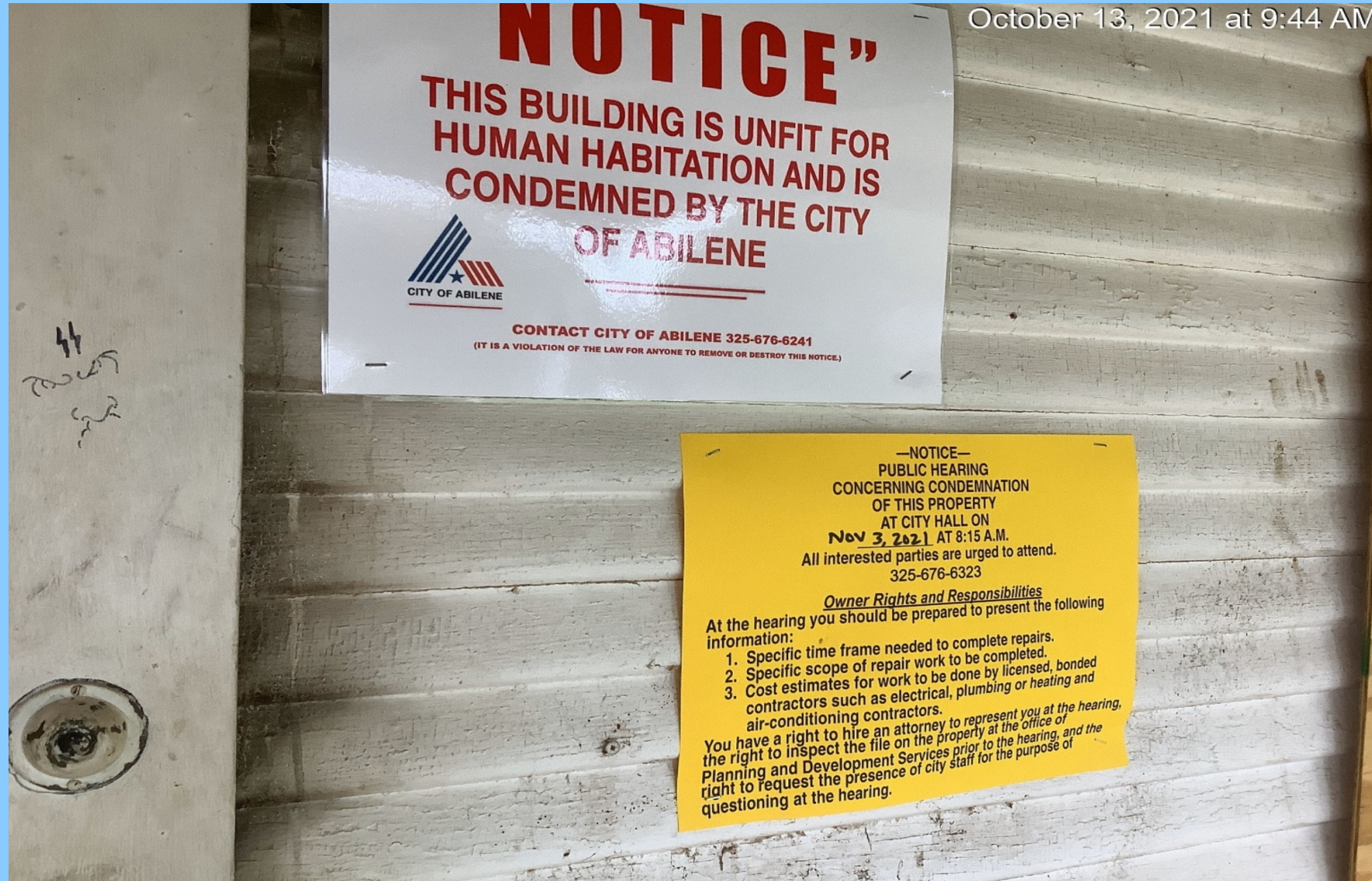
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **ABI Szolo Properties LLC** as the owner.
- **TAYLOR COUNTY**– Shows **ABI Szolo Properties LLC** to be the owner.
- **SECRETARY OF STATE**– Shows **Legal Corp Solutions LLC** to be the registered agent.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since September 18, 2019
- Search reveals **ABI Szolo Properties LLC** to be the owner.



Public Notice

October 13, 2021 at 9:44 AM



Front East Side



Rear West Side

October 13, 2021 at 9:47 AM



South Side



North Side



Exterior Electrical Issues



Exterior Damage



Exterior Fire Damage



Interior Fire Damage



Interior Fire Damage



TIMELINE OF EVENTS

- **May 14, 2021** – Received notification of structure fire. Inspected property and posted condemnation sign.
- **May 17, 2021** – Obtained official approval to condemn from building inspector. Filed affidavit of condemnation at court. Sent utility shut off notices. Sent initial notice of condemnation, plan of action worksheet, and violation list to property owner.
- **May 21, 2021** – Met with potential buyer, Mr. Vines, and General Contractor to inquire about repair permits. CBO would allow permit to be pulled if buyer got letter of consent from owner, thus allowing home to be repaired, removed from condemnation, and allow title to clear title loan company.
- **June 28, 2021** – Property sold to ABI SZOLO PROPERTIES, LLC
- **June 30, 2021** – Initial notice of condemnation, 30/60, POA, and violation list sent to ABI SZOLO PROPERTIES, LLC
- **July 30, 2021** – Met me new owner, Lance Vines, explained to him everything he was supposed to do the previous month, gave him a new 30 day deadline to submit documents and pull permit
- **September 8, 2021** – No permit pulled. No plan of action submitted. No contact made with Code Enforcement.
- **October 13, 2021** – Posted notice of board hearing on structure
- **October 15, 2021** – Mailed notice of board hearing.



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

- 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.



End of 1526 Merchant St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 11/3/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-001937 - 6150
HARTFORD ST. (K & A JACKSON SUB, BLOCK A, LOT 1), Owner: Jackson,
Ida Anita
• Public Hearing

GENERAL INFORMATION

Owner: Jackson, Ida Anita
Sq. Ft.: 920
Structural: Poor
Foundation: P
Value: \$13,068
Total: \$13,068
Del. Tax: \$ 0

SPECIAL CONSIDERATIONS

June 15, 2021 – Property was condemned, notice of condemnation sent, utility shut off letters sent

June 23, 2021 – Phone call from owner, Anita Jackson, informing she received phone calls from potential buyers.

August 4, 2021 – Phone call from owner – informed still trying to sell property

September 14, 2021 – Posted notice of October Board of Building Standards hearing on structure

September 15, 2021 – Notice of October Board of Building Standards hearing sent to property owner

September 17, 2021 – No further update from owner, no change to deed records, and no permits pulled

October 13, 2021 – Posted notice of Board hearing on the structure.

October 15, 2021 – Mailed notice of Board hearing.

October 19, 2021 – Phone call with Ms. Jackson. She stated she was still trying to sell the property, and is also waiting to hear back from a family member who was first in line to try and buy the property. It was explained to Ms. Jackson that at this time, we needed to present the case before the Board of Building Standards due to the amount of time the structure has remained in that condition without any action being taken. Ms. Jackson was encouraged to attend the Board of Building Standards hearing, or have someone present to speak on her behalf should she not be able to attend. She if the board was going to be aware of her plans, which she was assured that they would be informed of her calling today. She was also reminded that the board bases their decisions solely on the condition of the structures, and she will still maintain ownership of the property regardless of what is decided at the hearing.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

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)

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 03, 2021.

ATTACHMENTS:

1. 20211103 21-001937_6150 Hartford St. 20211103 21-001937_6150 Hartford St..pptx

CASE #21-001937

6150 Hartford 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 Ida Anita Jackson as the owner.
- **TAYLOR COUNTY**– Shows Ida Anita Jackson 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 January 31, 2017
- Search reveals Ida Anita Jackson to be the owner.



Public Notice



Front South Side



Rear North Side



East Side



West Side



Interior Electrical Issues



Ceiling/Roof Damage



Interior Conditions and Damage



Interior Condition



TIMELINE OF EVENTS

- **June 15, 2021** – Property was condemned, notice of condemnation sent, utility shut off letters sent
- **June 23, 2021** – Phone call from owner, Anita Jackson, informing she received phone calls from potential buyers.
- **August 4, 2021** – Phone call from owner – informed still trying to sell property
- **September 14, 2021** – Posted notice of October Board of Building Standards hearing on structure
- **September 15, 2021** – Notice of October Board of Building Standards hearing sent to property owner
- **September 17, 2021** – No further update from owner, no change to deed records, and no permits pulled
- **October 13, 2021** – Posted notice of Board hearing on the structure.
- **October 15, 2021** – Mailed notice of Board hearing.
- **October 19, 2021** – Phone call with Ms. Jackson. She stated she was still trying to sell the property, and is also waiting to hear back from a family member who was first in line to try and buy the property. It was explained to Ms. Jackson that at this time, we needed to present the case before the Board of Building Standards due to the amount of time the structure has remained in that condition without any action being taken. Ms. Jackson was encouraged to attend the Board of Building Standards hearing, or have someone present to speak on her behalf should she not be able to attend. She if the board was going to be aware of her plans, which she was assured that they would be informed of her calling today. She was also reminded that the board bases their decisions solely on the condition of the structures, and she will still maintain ownership of the property regardless of what is decided at the hearing.



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 6150 Hartford St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 11/3/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-003337 - 1134
HOUSTON ST. (COLLEGE DRIVE REPLAT, BLOCK 20, LOT 10
(JC REESE REP), Owner: Rogers, Joe Van % Kent West
• Public Hearing

GENERAL INFORMATION

Owner: Rogers, Joe Van % Kent West
Sq. Ft.: 1,320
Structural: Poor
Foundation: P
Value: \$22,215
Total: \$24,910
Del. Tax: \$ 0

SPECIAL CONSIDERATIONS

May 4, 2021 – Vehicle fire in backyard of structure

June 8, 2021 – Structure fire occurred

August 20, 2021 – City contractor cleaned up debris from all around property and mowed grass and weeds over 4 feet tall

August 20, 2021 – Property was condemned.

September 9, 2021 – Initial notice and 30/60 letters sent.

September 22, 2021 – Received letter from Kent West informing that owner, Joe Van Rogers is deceased and Mr. West does not have ownership of the property.

October 13, 2021 – Notice of November board hearing posted on structure

October 15, 2021 - Mailed notice of board hearing

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

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)

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 03, 2021.

ATTACHMENTS:

1. 20211103 21-003337_1134 Houston St. 20211103 21-003337_1134 Houston St..pptx

CASE #21-003337

1134 Houston St.



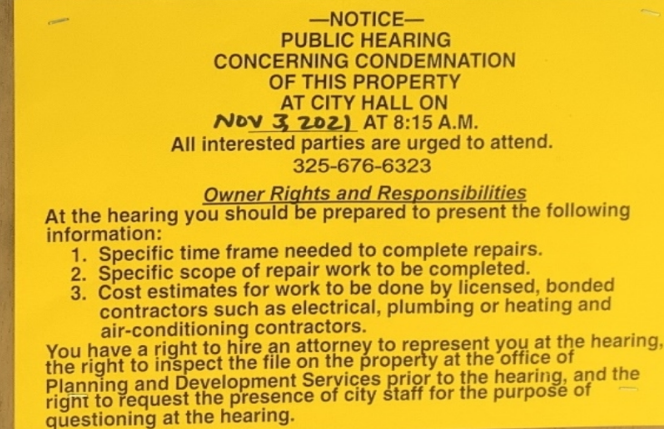
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Joe Rogers** as the owner.
- **TAYLOR COUNTY**– Shows **Joe Rogers % Kent Van West** 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 September 30, 2020
- Search reveals **Joe Rogers** to be the owner.



Public Notice

October 11, 2021 at 10:53 AM



Front East Side

October 11, 2021 at 10:53 AM



Rear West Side

October 11, 2021 at 10:55 AM



North Side

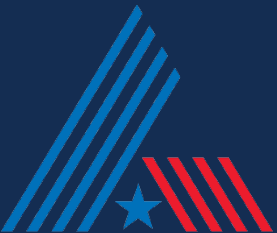
October 11, 2021 at 10:55 AM



South Side



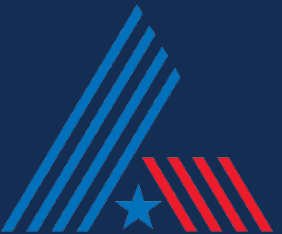
Exterior Fire Damage



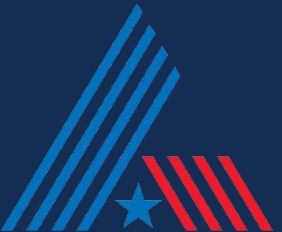
Exterior Dilapidation



Interior Fire Damage



Interior Fire Damage



Interior Plumbing Issues



Interior Damage and Dilapidation



TIMELINE OF EVENTS

- **May 4, 2021** – Vehicle fire in backyard of structure
- **June 8, 2021** – Structure fire occurred
- **August 20, 2021** – City contractor cleaned up debris from all around property and mowed grass and weeds over 4 feet tall
- **August 20, 2021** – Property was condemned.
- **September 9, 2021** – Initial notice and 30/60 letters sent.
- **September 22, 2021** – Received letter from Kent West informing that owner, Joe Van Rogers is deceased and Mr. West does not have ownership of the property.
- **October 13, 2021** – Notice of November board hearing posted on structure
- **October 15, 2021** – Mailed notice of November board hearing



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 1134 Houston St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 11/3/2021

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case No. 21-003419 - 1201
SHELTON ST. (CRESCENT HEIGHTS, BLOCK D, LOT S53 OF 14), Owner:
Villarreal, Raymond
• Public Hearing

GENERAL INFORMATION

Owner: Villarreal, Raymond
Sq. Ft.: 1,320
Structural: Poor
Foundation: P
Value: \$22,215
Total: \$24,910
Del. Tax: \$0

SPECIAL CONSIDERATIONS

August 9, 2021 – Structure fire occurred

August 26, 2021 – Property was condemned. Revisited property with 2 additional code officers and city marshal. Posted condemnation sign and stop work order on front of house. Informed all on premises of condemnation of property, pending securement, removal of junk off street parked pickup. Several kids were on premises at the time of inspection that may be staying on property. Marshal informed individual they cannot stay on property due to condemnation status and cannot remain in tents in backyard. Gave my card to another individual on property that is passing my info on to the person the property owner has given power of attorney to. This is the same individual that refused to give homeowner information during first visit, but provided it to the marshal. Individual with power of attorney was instructed they need to meet with code enforcement at city hall and to bring identification and the power of attorney.

September 9, 2021 – Initial notice and 30/60 letters sent to owner and beneficiary.

September 16, 2021 – Spoke with Maria Lugo, who is the beneficiary of the current owner. Ms.

Lugo wanted to know what the options were for the property. She was concerned about her father who is in a nursing home receiving any fines or citations. I explained to her the options she had to repair, including the plan of action and pulling the building permit process. I also explained to her that she had the option to sell the property, or have the property demolished. Ms. Lugo stated she did not want to sell the property, and if she was not able to repair, she would decide to demolish the structure. She stated she would come to Abilene next week to meet with us, and hopefully have a contractor with her to explain the process needed to begin repairs.

October 14, 2021 – No contact or meeting with the owner.

October 15, 2021 – Notice of November hearing mailed to property owner and posted on structure

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

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)

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on November 03, 2021.

ATTACHMENTS:

1. 20211103 21-003419_1201 Shelton St. 20211103 21-003419_1201 Shelton St..pptx

CASE #21-003419

1201 Shelton 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 **Raymond Villarreal** as the owner.
- **TAYLOR COUNTY**– Shows **Raymond Villarreal** 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 **October 8, 2021**
- Search reveals **Raymond Villarreal** to be the owner.



Public Notice

October 15, 2021 at 9:52 AM



"NOTICE"

**THIS BUILDING IS UNFIT FOR
HUMAN HABITATION AND IS
CONDEMNED BY THE CITY
OF ABILENE**



CONTACT CITY OF ABILENE 325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
Nov 3, 2021 AT 8:15 A.M.
All interested parties are urged to attend.
325-676-6323

Owner Rights and Responsibilities

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.

Front West Side



Rear East Side

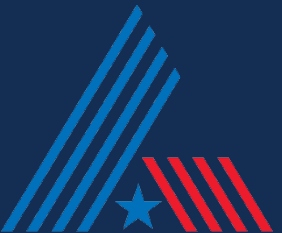


South Side

August 26, 2021 at 10:50 AM



North Side



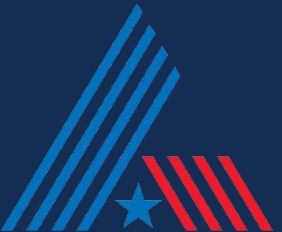
Exterior Fire Damage



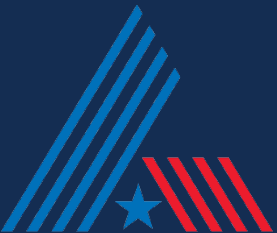
Interior Fire Damage



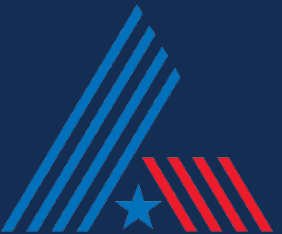
Interior Fire Damage



Interior Plumbing Issues



Interior Electrical Issues



TIMELINE OF EVENTS

- **August 9, 2021** – Structure fire occurred
- **August 26, 2021** – Property was condemned. Revisited property with 2 additional code officers and city marshal. Posted condemnation sign and stop work order on front of house. Informed all on premises of condemnation of property, pending securement, removal of junk off street parked pickup. Several kids were on premises at the time of inspection that may be staying on property. Marshal informed individual they cannot stay on property due to condemnation status and cannot remain in tents in backyard. Gave my card to another individual on property that is passing my info on to the person the property owner has given power of attorney to. This is the same individual that refused to give homeowner information during first visit, but provided it to the marshal. Individual with power of attorney was instructed they need to meet with code enforcement at city hall and to bring identification and the power of attorney.
- **September 9, 2021** – Initial notice and 30/60 letters sent to owner and beneficiary.
- **September 16, 2021** – Spoke with Maria Lugo, who is the beneficiary of the current owner. Ms. Lugo wanted to know what the options were for the property. She was concerned about her father who is in a nursing home receiving any fines or citations. I explained to her the options she had to repair, including the plan of action and pulling the building permit process. I also explained to her that she had the option to sell the property, or have the property demolished. Ms. Lugo stated she did not want to sell the property, and if she was not able to repair, she would decide to demolish the structure. She stated she would come to Abilene next week to meet with us, and hopefully have a contractor with her to explain the process needed to begin repairs.
- **October 14, 2021** – No contact or meeting with the owner.
- **October 15, 2021** – Notice of November hearing mailed to property owner and posted on structure



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 1201 Shelton St. presentation

