



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 February 2, 2022 at 8:15 a.m., at the South Branch of the Abilene Public Library located in Suite 1246 at the Mall of Abilene, 4310 Buffalo Gap Road, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

- A. Public hearing and possible approval of January 2022 Board of Building Standards meeting minutes

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. 20-004103: 1742 Victoria St. (MITCHELL & KIRBY, LOT 8, TAYLOR COUNTY, TEXAS), Owner: Villarreal, Jaime**
- B. **Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-002723: 202 Meander St. (OT ABILENE BLK 207 WISE 2, LOT 6, TAYLOR COUNTY, TEXAS), Owner: Arevalo Samuel**
- C. **Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003384: 502**

Portland Ave. (PARK HEIGHTS ABL, BLOCK 13, LOT 1 & N/2 OF LT 2, TAYLOR COUNTY, TEXAS), Owner: Davis, James

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003621: 2109 Poplar St. (BOWYER ADDN, BLOCK 1, LOT 11, TAYLOR COUNTY, TEXAS), Owner: FOCO Capital, LLC**
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003622: 2118 Poplar St. (BOWYER ADDN, BLOCK 2, LOT 3, TAYLOR COUNTY, TEXAS), Owner: Meono Claudia Ivette Diaz ETAL % Rafael Diaz**
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003928: 1334 Poplar St. (K B LEGGETT, BLOCK 12, LOT 5, TAYLOR COUNTY, TEXAS), Owner: Logston Mike**

ADJOURNMENT

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)*

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 28th day of January, 2022, at 3:10 p.m.

*Kaitlin Richardson, Deputy City
Secretary*



**Board of Building Standards
Agenda Memo**

Meeting Date:2/2/2022

TO:

FROM:

**SUBJECT: Public hearing and possible approval of January 2022 Board of
Building Standards meeting minutes**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 01.05.2022 BOBS mins

01.05.2022 BOBS mins.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
January 5, 2022 8:15 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
ABILENE PUBLIC LIBRARY, SOUTH BRANCH, MALL OF ABILENE, 4310
BUFFALO GAP ROAD, ABILENE, TEXAS, 79606**

Members Present: Mr. David Beard, Chairman
Dr. Wayne Paris
Mr. Jeremy McBrayer
Mr. Delbert Allred
Mr. Lloyd Turner
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, Code Enforcement Division Manager
Mr. Robert Marsh, Code Enforcement Officer
Mr. Robert Norton, Code Enforcement Officer
Mr. Ricky Wright, Code Enforcement
Mr. Josh Mares, Code Enforcement Officer
Ms. Christi Jones, Administrative Assistant III

Others Present: None

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes of the last meeting, December 01, 2021, were provided in advance to Board Members for review.

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

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Beard

NAYS: None

ABSTAIN: Mr. Turner

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-003908: 2433 Walnut St

(O C HOWELL OF NORTH PK 3, 4 & 12-14, BLOCK 2, LOT 11 & N1/2 LT 10), Owner:
Estes Bernarda De Leon

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)

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.

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

Public Hearing: Mr. Beard opened the public hearing, and there being no speakers, Mr. Beard 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 and was seconded by Mr. Turner, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Beard

NAYS: None

Mr. Webb 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 and was seconded by Mr. Allred, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 21-003190: 2141 Shelton St. (SEARS PARK, BLOCK 20, LOT 32), Owner: Talavera, Andres

Mr. Mares informed the Board that this case must be removed from the table.

Mr. Turner made a motion to remove this case from the table and was seconded by Mr. Webb, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Beard

NAYS: None

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)

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.

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

Public Hearing: Mr. Beard opened the public hearing. There being no speakers, Mr. Beard closed the public hearing.

Mr. Schroeder arrived at this time.

Mr. Allred 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, and was seconded by Mr. Webb, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: None

Mr. Allred 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 and was seconded by Mr. Webb, Motion Passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard
NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 21-003265: 769 Mesquite St. (21 147 W B LEWIS OT 1 ABL TIF#1), Owner: Terrell Llaquitta
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.

Public Hearing: Mr. Beard opened the public hearing. There being no speakers, Mr. Beard closed the public hearing.

Dr. Paris made a motion that the owner is ordered 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 and was seconded by Mr. Turner, Motion passed.

AYES Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Mr. Beard announced public hearing for Election of Acting Chair in Absence of Regular Chair.

Public Hearing: Mr. Beard opened the public hearing. There being no speakers, Mr. Beard closed the public hearing.

Dr. Paris nominated Mr. Webb for active chair.

Mr. Allred made a motion to cease nominations and elect Mr. Webb by acclamation was seconded by Mr. Turner and Mr. Shroeder.

AYES Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 8:46 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 2/2/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 20-004103: 1742 Victoria St. (MITCHELL & KIRBY, LOT 8, TAYLOR COUNTY, TEXAS), Owner: Villarreal, Jaime

GENERAL INFORMATION

Owner: Villarreal, Jaime
Sq Ft: 1158
Structural: Poor
Foundation: P
Value: \$19,867
Total Value: \$20,916
Delinquent Tax: \$558.56

SPECIAL CONSIDERATIONS

December 10, 2020 – Property was condemned.

December 14, 2020 – Initial notice and 30/60 letter was sent.

January 22, 2021 – Phone call from owner Jamie Villarreal, requesting an extension on submitting the plan of action. He stated they were still working on getting estimates from contractors. I told him I could extend their time to allow them to complete the plan of action. Will follow up at the beginning of next month.

February 9, 2021 – Spoke with Jaime Villarreal. He requested a two-week extension on submitting the plan of action. He stated he is having trouble finding a plumbing contractor, which is the last estimate he has left. I told him I could grant him another two weeks, and I would check back with them on February 23, 2021.

March 12, 2021 – Cost estimates for repair were submitted via email. However, the estimate was missing from the plumbing contractor. Response sent to Mr. Joel Villarreal (contractor) via

email of the missing estimate.

March 15, 2021 – Mr. Joel Villarreal responded via email stating that he was having trouble retaining a plumbing contractor, and requested an extension.

March 16, 2021 – Code officer responded via email, granting final extension to submit cost estimates and plan of action.

April 5, 2021 – Received plan of action from Mr. Joel Villarreal. Submitted to Mr. Littlejohn for review, which he did approve. Called Mr. Villarreal and left a voice mail to inform him of the approval, and that he was cleared to pull his permits and begin work on the property.

June 29, 2021 – Permit obtained to begin repairs.

December 25, 2021 – Permit expired. No inspections were ever scheduled or passed.

January 4, 2022 – Phone call with property owner Jaime Villarreal, informing him that due to the permit expiring, we would need to take the case before the Board of Building Standards. He was encouraged to attend the meeting, and informed that notices would be sent out for the date, time, and place.

January 12, 2022 – Sent notice of February Board of Building Standards hearing via regular and certified mail. Notice of hearing also posted on the structure.

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 (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 February 2, 2022.

ATTACHMENTS:

- | | | |
|----|--------------------------------------|---|
| 1. | 01 Slides Intro | 01 Slides Intro.pptx |
| 2. | 20220202 20-004103 1742 Victoria St. | 20220202 20-004103 1742 Victoria St..pptx |

BOARD OF BUILDING STANDARDS

February 2, 2022



PUBLIC NOTICE – February 2, 2022 MEETING

- A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, February 2, 2022 in the South branch public library, located in the Mall of Abilene, at 4310 Buffalo Gap Rd. Abilene, Texas, to consider the following properties on the agenda: 1742 Victoria St. Abilene, TX 79603, 202 Meander St. Abilene, TX 79602, 502 Portland Ave. Abilene, TX 79605, 2109 Poplar St. Abilene, TX 79602, 2118 Poplar St. Abilene, TX 79602, and 1334 Poplar 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.



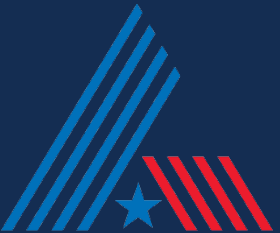
CASE # 20-004103

1742 Victoria St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Sheriff Deed naming **Jaime Villarreal** as the owner.
- **TAYLOR COUNTY**– Shows **Jaime 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 August 2016.
- Search reveals **Jaime Villarreal** to be the owner.



Public Notice

January 12, 2022 at 10:05 AM



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

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
SOUTH BRANCH LIBRARY MALL
400 BUFFALO GAP RD. ON
FEB 2, 2022 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 East Side



Rear West Side



South Side

January 12, 2022 at 10:06 AM



North Side

January 12, 2022 at 10:09 AM



Exterior Electrical Issues



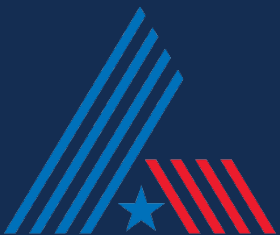
Exterior Dilapidation



Exterior Walls Cracking/Bulging Out



Exterior Walls Cracking/Bulging Out



Interior Electrical Issues



Interior Wall and Ceiling Damage



Interior Wall and Ceiling Damage



Timeline of Events

- **December 10, 2020** – Property was condemned.
- **December 14, 2020** – Initial notice and 30/60 letter was sent.
- **January 22, 2021** – Phone call from owner Jamie Villarreal, requesting an extension on submitting the plan of action. He stated they were still working on getting estimates from contractors. I told him I could extend their time to allow them to complete the plan of action. Will follow up at the beginning of next month.
- **February 9, 2021** – Spoke with Jaime Villarreal. He requested a two week extension on submitting the plan of action. He stated he is having trouble finding a plumbing contractor, which is the last estimate he has left. I told him I could grant him another two weeks, and I would check back with them on February 23, 2021.
- **March 12, 2021** – Cost estimates for repair were submitted via email, however it was missing estimate from plumbing contractor. Response sent to Mr. Joel Villarreal (contractor) via email of the missing estimate.
- **March 15, 2021** – Mr. Joel Villarreal responded via email stating that he was having trouble retaining a plumbing contractor, and requested an extension.
- **March 16, 2021** – Code officer responded via email, granting final extension to submit cost estimates and plan of action.
- **April 5, 2021** – Received plan of action from Mr. Joel Villarreal. Submitted to Mr. Littlejohn for review, which he did approve. Called Mr. Villarreal and left a voice mail to inform him of the approval, and that he was cleared to pull his permits and begin work on the property.
- **June 29, 2021** – Permit obtained to begin repairs.
- **December 25, 2021** – Permit expired. No inspections were ever scheduled or passed.
- **January 4, 2022** – Phone call with property owner Jaime Villarreal, informing him that due to the permit expiring, we would need to take the case before the Board of Building Standards. He was encouraged to attend the meeting, and informed that notices would be sent out for the date, time, and place.
- **January 12, 2022** – Sent notice of February Board of Building Standards hearing via regular and certified mail. Notice of hearing also posted on the structure.



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 1742 Victoria St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/2/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-002723: 202 Meander St. (OT ABILENE BLK 207 WISE 2, LOT 6, TAYLOR COUNTY, TEXAS), Owner: Arevalo Samuel

GENERAL INFORMATION

Owner: Arevalo, Samuel

Sq Ft: 904

Structural: Poor

Foundation: P

Value: \$28,842

Total Value: \$31,642

Delinquent Tax: \$0

SPECIAL CONSIDERATIONS

July 14, 2021 – Code Enforcement identified building was unsecured, and has electrical and structural hazards. It appeared to be under renovation without permit. Stop work order was placed on structure. Spoke to next door neighbor and was informed property was just purchased by person doing the unpermitted work. Code Enforcement met with owner to discuss requirements for legal repairs.

August 31, 2021 – Property owner provided contractor cost estimates.

September 24, 2021 – Property was condemned due to permits never being pulled.

September 28, 2021 – No action taken by property owner. No permit pulled. Recorded affidavit of condemnation.

December 6, 2021 – Initial notices were sent to property owner

December 16, 2021 – Property owner met with Code Officer to discuss permitting and condemnation process.

December 22, 2021 – Potential property purchaser met with Code Officer to discuss property

issues. Property owner did not inform Code Enforcement that he intends to sell property.

January 11, 2022 – No permit pulled. No change in ownership recorded.

January 12, 2022 – Sent notice of February Board of Building Standards hearing via certified and regular mail. Notice of hearing was also posted on the structure.

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 (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 February 2, 2022.

ATTACHMENTS:

1. 20220202 21-002723 202 Meander St. 20220202 21-002723 202 Meander St..pptx

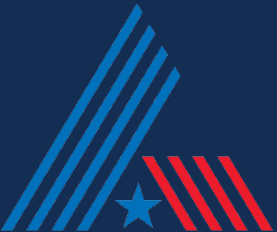
CASE # 21-002723

202 Meander 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 **Samuel Arevalo** as the owner.
- **TAYLOR COUNTY**– Shows **Samuel Arevalo** 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 February 2021.
- Search reveals **Samuel Arevalo** to be the owner.



Public Notice

January 13, 2022 at 9:25 AM



Front West Side



Rear East Side



South Side



North Side



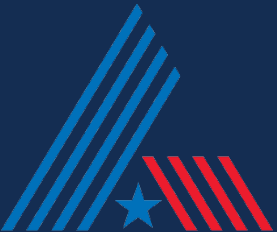
Exterior Plumbing Issues



Exterior Dilapidation



Exterior Dilapidation



Incomplete Interior Work



Interior Electrical Issues



Interior Plumbing Issues



Interior Flooring Missing



Timeline of Events

- **July 14, 2021** – Code Enforcement identified building was unsecured, and has electrical and structural hazards. It appeared to be under renovation without permit. Stop work order was placed on structure. Spoke to next door neighbor and was informed property was just purchased by person doing the unpermitted work. Code Enforcement met with owner to discuss requirements for legal repairs.
- **August 31, 2021** – Property owner provided contractor cost estimates.
- **September 24, 2021** – Property was condemned due to permits never being pulled.
- **September 28, 2021** – No action taken by property owner. No permit pulled. Recorded affidavit of condemnation.
- **December 6, 2021** – Initial notices were sent to property owner
- **December 16, 2021** – Property owner met with Code Officer to discuss permitting and condemnation process.
- **December 22, 2021** – Potential property purchaser met with Code Officer to discuss property issues. Property owner did not inform Code Enforcement that he intends to sell property.
- **January 11, 2022** – No permit pulled. No change in ownership recorded.
- **January 12, 2022** – Sent notice of February Board of Building Standards hearing via certified and regular mail. Notice of hearing was also posted on the structure.



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 202 Meander St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/2/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003384: 502 Portland Ave. (PARK HEIGHTS ABL, BLOCK 13, LOT 1 & N/2 OF LT 2, TAYLOR COUNTY, TEXAS), Owner: Davis, James

GENERAL INFORMATION

Owner: Davis, James
Sq Ft: 2,386
Structural: Poor
Foundation: P
Value: \$146,568
Total Value: \$148,668
Delinquent Tax: \$10,575.58

SPECIAL CONSIDERATIONS

August 24, 2021 – Initial inspection by condemnation program code officer; found syringes all over floor in one room inside house. Found property met all criteria to be condemned.

August 25, 2021 – Property was condemned.

August 31, 2021 – Property was secured by the City.

September 8, 2021 – Property secured by the City second time due to break in.

September 9, 2021 – Initial notice and 30/60 letters sent to property owner and lien holder on record via regular and certified mail.

September 17, 2021 – Received email from Bank of America (lien holder) stating they do not have record of a loan or account open on the property. Property was also abated by the City on this date.

October 12, 2021 – USPS tracking shows initial notice and 30/60 was received via certified mail.

November 10, 2021 – No contact from any party of interest.

November 16, 2021 – Received report showing 28 calls this year alone for Police at this property. Calls included individual threatened with handgun, suicide or attempted suicide, and individual that accidentally shot himself with shotgun.

November 16, 2021 – Mailed notice of December Board of Building Standards meeting.

November 18, 2021 – Posted notice of December Board of Building Standards meeting and reposted condemnation sign on structure. Found structure unsecured in rear.

December 1, 2021 – Board of Building Standards hearing ordered 30/60

December 3, 2021 – Board decision letter sent by regular and certified mail to owner

January 11, 2022 – No plan of action submitted, and no contact from the owner.

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 February 2, 2022

ATTACHMENTS:

1. 20220202 21-003384 502 Portland Ave. 20220202 21-003384 502 Portland Ave..pptx

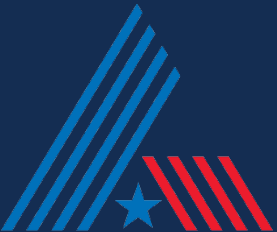
CASE # 21-003384

502 Portland Ave.



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 **James Davis** as the owner.
- **TAYLOR COUNTY**– Shows **James Davis** 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 2020.
- Search reveals **James Davis** to be the owner.



Public Notice

January 13, 2022 at 9:34 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 SOUTH BRANCH LIBRARY (MALL)
AND BUFFALO GAP RD. ON
2 FEB 2022 AT 8:15 A.M.**

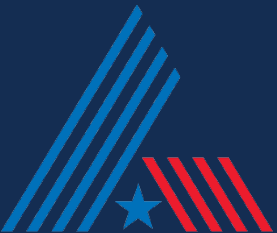
**All interested parties are urged to attend.
325-676-6323**

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 East Side

November 18, 2021 at 9:36 AM



Rear West Side

August 31, 2021 at 10:28 AM



South Side



North Side



Exterior Electrical Issues



Interior Ceiling Damage



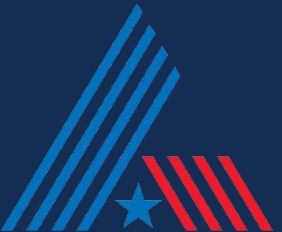
Interior Plumbing Issues



Interior Sanitation Issues (Rat Fecal Matter)



Interior Electrical Issues



Timeline of Events

- **August 24, 2021** – Initial inspection by condemnation program code officer; found syringes all over floor in one room inside house. Found property met all criteria to be condemned.
- **August 25, 2021** – Property was condemned.
- **August 31, 2021** – Property was secured by the City.
- **September 8, 2021** – Property secured by the City second time due to break in.
- **September 9, 2021** – Initial notice and 30/60 letters sent to property owner and lien holder on record via regular and certified mail.
- **September 17, 2021** – Received email from Bank of America (lien holder) stating they do not have record of a loan or account open on the property. Property was also abated by the City on this date.
- **October 12, 2021** – USPS tracking shows initial notice and 30/60 was received via certified mail.
- **November 10, 2021** – No contact from any party of interest.
- **November 16, 2021** – Received report showing 28 calls this year alone for Police at this property. Calls included individual threatened with handgun, suicide or attempted suicide, and individual that accidentally shot himself with shotgun.
- **November 16, 2021** – Mailed notice of December Board of Building Standards meeting.
- **November 18, 2021** – Posted notice of December Board of Building Standards meeting and reposted condemnation sign on structure. Found structure unsecured in rear.
- **December 1, 2021** – Board of Building Standards hearing ordered 30/60
- **December 3, 2021** – Board decision letter sent by regular and certified mail to owner
- **January 11, 2022** – No plan of action submitted, and no contact from the owner.



Law Enforcement Calls

03/07/2021 property dispute where violence was threatened.
03/09/2021 burglary of building reported.
04/01/2021 subject arrested for warrants.
04/19/2021 assault family violence.
06/04/2021 JV towed.
06/16/2021 disturbance call.
06/28/2021 report of theft and disturbance.
07/02/2021 APD standby due to threat of violence.
08/27/2021 Self inflicted gunshot wound / illegal weapon seized.
08/28/2021 report of possible drug activity and people occupying a condemned structure.
08/29/2021 report of people occupying a condemned structure.
08/31/2021 Marshal standby while property secured by Code Enforcement.
08/31/2021 report of person trying to enter a condemned structure from the roof.
09/04/2021 report of two people entering a condemned structure.
09/08/2021 Marshal standby while Code Enforcement re-secures property.
09/20/2021 report of people breaking into a condemned property. APD advised it was contractors abating property for Code Enforcement.
10/02/2021 report of a truck parked under a tree and people possibly inside at a condemned property. APD advised property was secure.
10/28/2021 report of people in a u-haul truck broke into the property. APD cleared property. No one found.



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 502 Portland Ave. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/2/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003621: 2109 Poplar St. (BOWYER ADDN, BLOCK 1, LOT 11, TAYLOR COUNTY, TEXAS), Owner: FOCO Capital, LLC

GENERAL INFORMATION

Owner: FOCO Capital, LLC

Sq Ft: 978

Structural: Poor

Foundation: P

Value: \$7,167

Total Value: \$9,617

Delinquent Tax: \$0

SPECIAL CONSIDERATIONS

September 11, 2020 – Property purchased at delinquent tax auction.

May 10, 2021 – Case opened for unsecured, dilapidated structure.

September 7, 2021 – No action taken by property owner. Property referred to condemnation program due to being unsecured with structural hazards. Condemnation program code officer spoke to property owner while at property. Let him know what was found and that the property will be condemned. Also informed him of the condemnation process. Posted condemnation sign immediately after inspection.

October 1, 2021 – Property purchased by FOCO Capital, LLC

December 6, 2021 – Condemnation notices sent to FOCO Capital, LLC at owner and registered agent addresses.

January 12, 2022 – Notice of February Board of Building Standards hearing sent via certified and regular mail. Notice of hearing also posted on the structure. Code officer also met with the property owner in person, and explained to him that the case will be going before the board next

month. He was encouraged to attend and explain what his plans are with the property. He was made aware of the date, time, and place of the 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 (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 February 2, 2022

ATTACHMENTS:

1. 20220202 21-003621 2109 Poplar St. 20220202 21-003621 2109 Poplar St..pptx

CASE # 21-003621

2109 Poplar 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 **FOCO Capital LLC** as the owner.
- **TAYLOR COUNTY**– Shows **FOCO Capital LLC** to be the owner.
- **SECRETARY OF STATE**– Shows **Festus O. Oguhebe Jr.** to be the registered agent of the entity.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **April 2014**
- Search reveals **FOCO Capital LLC** to be the owner.



Public Notice



Front West Side



Rear East Side



South Side



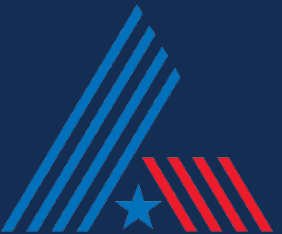
North Side



Exterior Plumbing Issues



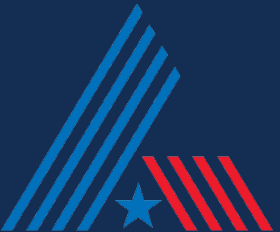
Exterior Dilapidation



Interior Ceiling Issues



Interior Ceiling Issues



Interior Electrical Issues



Interior Plumbing Issues



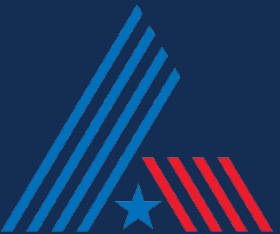
Timeline of Events

- **September 11, 2020** – Property purchased at delinquent tax auction.
- **May 10, 2021** – Case opened for unsecured, dilapidated structure.
- **September 7, 2021** – No action taken by property owner. Property referred to condemnation program due to being unsecured with structural hazards. Condemnation program code officer spoke to property owner while at property. Let him know what was found and that the property will be condemned. Also informed him of the condemnation process. Posted condemnation sign immediately after inspection.
- **September 8, 2021** – Property was condemned.
- **October 1, 2021** – Property purchased by FOCO Capital, LLC
- **December 6, 2021** – Condemnation notices sent to FOCO Capital, LLC at owner and registered agent addresses.
- **January 12, 2022** – Notice of February Board of Building Standards hearing sent via certified and regular mail. Notice of hearing also posted on the structure. Code officer also met with the property owner in person, and explained to him that the case will be going before the board next month. He was encouraged to attend and explain what his plans are with the property. He was made aware of the date, time, and place of the 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 2109 Poplar St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/2/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003622: 2118 Poplar St. (BOWYER ADDN, BLOCK 2, LOT 3, TAYLOR COUNTY, TEXAS), Owner: Meono Claudia Ivette Diaz ETAL % Rafael Diaz

GENERAL INFORMATION

Owner: MEONO CLAUDIA IVETTE DIAZ ETAL % RAFAEL DIAZ

Sq Ft: 850

Structural: Poor

Foundation: P

Value: \$12,031

Total Value: \$14,481

Delinquent Tax: \$0

SPECIAL CONSIDERATIONS

May 10, 2021 – Dilapidated structure case opened.

May 21, 2021 – Code Officer was in contact with neighbors that were having issues with snakes and mice coming from property.

September 7, 2021 – No action taken to correct dilapidation or securement of property by homeowner. Case was referred to condemnation program for further inspection. Code Officer spoke with neighbor while at property. They were concerned with vagrants getting inside home. Upon inspection found that the structure met all criteria for condemnation. Condemnation sign was posted immediately after inspection.

September 8, 2021 – Met with property owner, Stella Diaz, that said she was selling the property and she would get it secured ASAP.

November 22, 2021 – Property owner has not taken any action. Has not secured property.

December 6, 2021 – Condemnation notices sent to property owner.

January 11, 2022 – No contact from owner, no change in ownership, and no permit pulled.
January 12, 2022 – Notice of February Board of Building Standards hearing sent via regular and certified mail. Notice of hearing also posted on the structure.

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 (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 February 2, 2022

ATTACHMENTS:

1. 20220202 21-003622 2118 Poplar St. 20220202 21-003622 2118 Poplar St..pptx

CASE # 21-003622

2118 Poplar St.



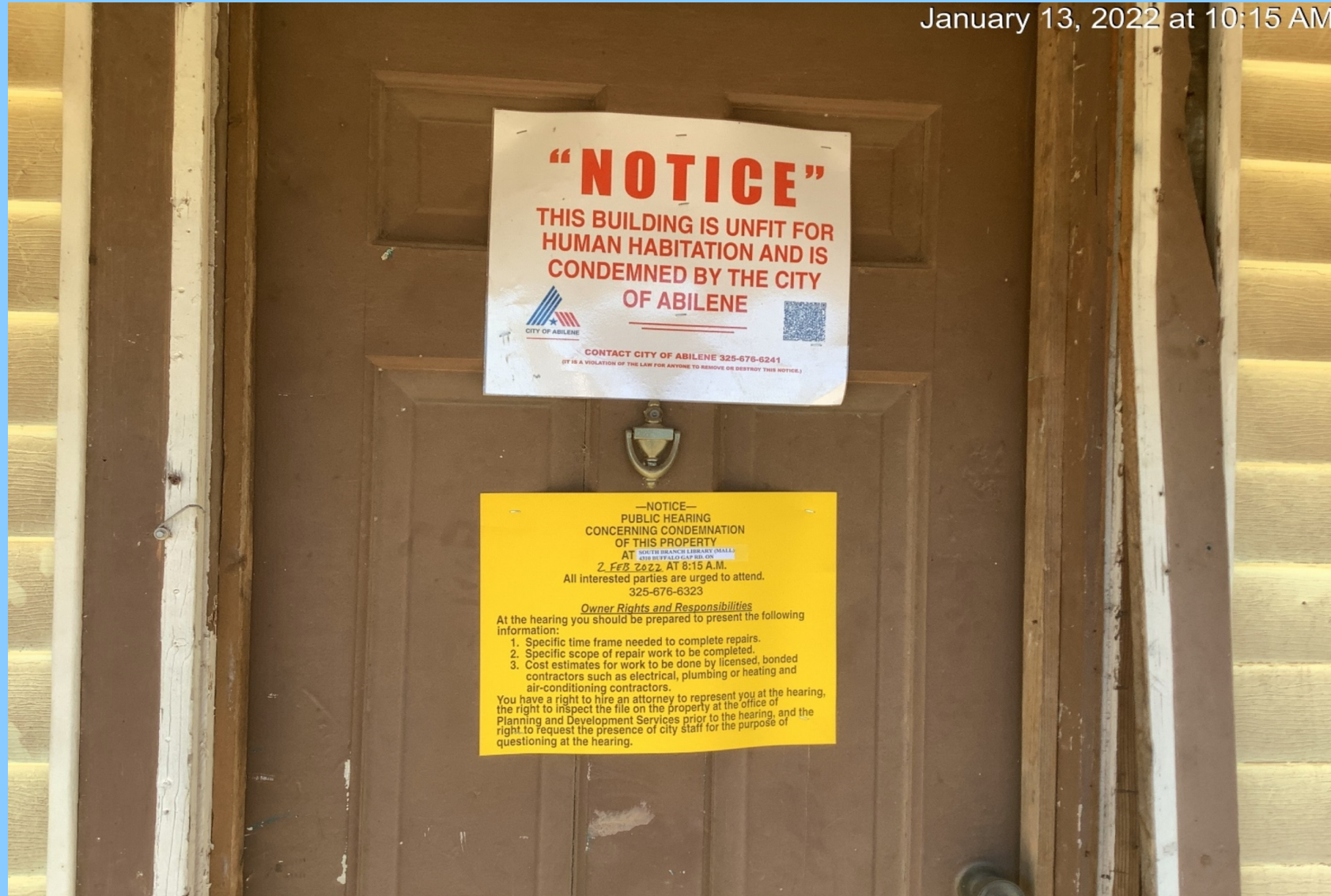
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Quit Claim Deed naming **Meono Claudia Ivette Diaz ETAL % Rafael Diaz** as the owner.
- **TAYLOR COUNTY**– Shows **Meono Claudia Ivette Diaz ETAL % Rafael Diaz** 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 2012**
- Search reveals **Meono Claudia Ivette Diaz ETAL % Rafael Diaz** to be the owner.



Public Notice

January 13, 2022 at 10:15 AM



Front West Side



Rear East Side



South Side



North Side



Exterior Plumbing Issues



Exterior Electrical Issues



Exterior Roofing Issues



Interior Ceiling Issues



Interior Electrical Issues



Interior Plumbing Issues



Timeline of Events

- **May 10, 2021** – Dilapidated structure case opened.
- **May 21, 2021** – Code Officer was in contact with neighbors that were having issues with snakes and mice coming from property.
- **September 7, 2021** – No action taken to correct dilapidation or securement of property by homeowner. Case was referred to condemnation program for further inspection. Code Officer spoke with neighbor while at property. They were concerned with vagrants getting inside home. Upon inspection found that the structure met all criteria for condemnation. Condemnation sign was posted immediately after inspection.
- **September 8, 2021** – Met with property owner, Stella Diaz, that said she was selling the property and she would get it secured ASAP.
- **November 22, 2021** – Property owner has not taken any action. Has not secured property.
- **December 6, 2021** – Condemnation notices sent to property owner.
- **January 11, 2022** – No contact from owner, no change in ownership, and no permit pulled.
- **January 12, 2022** – Notice of February Board of Building Standards hearing sent via regular and certified mail. Notice of hearing also posted on the structure.



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 2118 Poplar St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/2/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003928: 1334 Poplar St. (K B LEGGETT, BLOCK 12, LOT 5, TAYLOR COUNTY, TEXAS), Owner: Logston Mike

GENERAL INFORMATION

Owner: Logston, Mike
Sq Ft: 1190
Structural: Poor
Foundation: P
Value: \$20,738
Total Value: \$23,247
Delinquent Tax: \$310.39

SPECIAL CONSIDERATIONS

September 24, 2021 – Dilapidated structure case opened. Received complaint for vagrants getting inside house.

September 30, 2021 – Dilapidated structure case was closed and condemnation case was opened. Water has been off since 2010.

October 7, 2021 – Recorded affidavit of condemnation at county clerk.

December 6, 2021 – Condemnation notices sent to property owner. Signed for on December 9th.

January 11, 2022 – No change in ownership, no permit pulled, and no contact from owner.

January 12, 2022 – Notice of February Board of Building Standards hearing sent via regular and certified mail. Notice of the hearing also posted on the structure.

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 (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 February 2, 2022

ATTACHMENTS:

1. 20220202 21-003928 1334 Poplar St. 20220202 21-003928 1334 Poplar St..pptx

CASE # 21-003928

1334 Poplar 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 **Meono Claudia Ivette Diaz ETAL % Rafael Diaz** as the owner.
- **TAYLOR COUNTY**– Shows **Meono Claudia Ivette Diaz ETAL % Rafael Diaz** 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 2012**
- Search reveals **Meono Claudia Ivette Diaz ETAL % Rafael Diaz** to be the owner.



Public Notice

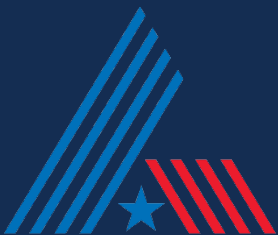
January 13, 2022 at 10:27 AM



Front West Side



Rear East Side



South Side



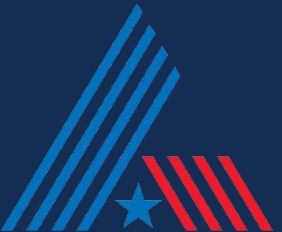
North Side



Exterior Electrical Issues



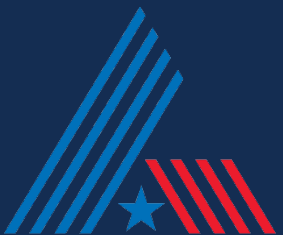
Exterior Eletrical Issues



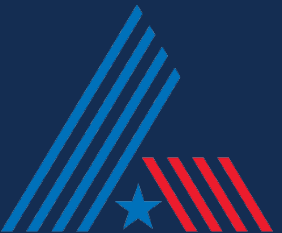
Exterior Dilapidation



Exterior Dilapidation



Exterior Roof Issues



Interior Ceiling Issues



Timeline of Events

- **September 24, 2021** – Dilapidated structure case opened. Received complaint for vagrants getting inside house.
- **September 30, 2021** – Dilapidated structure case was closed and condemnation case was opened. Water has been off since 2010.
- **October 7, 2021** – Recorded affidavit of condemnation at county clerk.
- **December 6, 2021** – Condemnation notices sent to property owner. Signed for on December 9th.
- **January 11, 2022** – No change in ownership, no permit pulled, and no contact from owner.
- **January 12, 2022** – Notice of February Board of Building Standards hearing sent via regular and certified mail. Notice of the hearing also posted on the structure.



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 1334 Poplar St. presentation

