



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 March 2, 2022 at 8:15 a.m. at the Abilene Public Library, South Branch, Mall of Abilene, 4310 Buffalo Gap Road, Abilene, Texas, 79606, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

- A. Public hearing and possible approval of February 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. 21-003216: 1009 S. 12th St. (NORTHINGTON W/2, BLOCK C, LOT W54.05 E140 N101, TAYLOR COUNTY, TEXAS), Owner: Legacy Dwelling, LLC**
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004456: 3902/3906 Lynwood Ln. (ELMWOOD WEST, SEC D, BLOCK 5, TAYLOR COUNTY, TEXAS), Owner Kuruvila Joe Trustee of the 610 S. Leggett Dr. Land Trust**
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004459: 3933/3937 Lynwood Ln. (ELMWOOD WEST, SEC D, BLOCK N1/2 OF 4,**

TAYLOR COUNTY, TEXAS), Owner: Kuruvila Joe Trustee of the 610 S. Leggett Dr. Land Trust

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004463: 410/412 S. Leggett Dr. (ELMWOOD WEST, SEC C, BLOCK 3, TAYLOR COUNTY, TEXAS), Owner: Kuruvila Joe Trustee of the 610 S. Leggett Dr. Land Trust**
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004567: 1509 Truman St. (E70 W609 LT 25 SIDNEY SMITH, TAYLOR COUNTY, TEXAS), Owner: Gonzales Joe Ozuna Jr**

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 24th day of February, 2022, at 4:40 p.m.

*Kaitlin Richardson, Deputy City
Secretary*



**Board of Building Standards
Agenda Memo**

Meeting Date:3/2/2022

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 02.02.2022 BOBS mins

02.02.2022 BOBS mins.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
February 2, 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. 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. Ricky Wright, Code Enforcement Officer
Mr. Josh Mares, Code Enforcement Officer
Ms. Christi Jones, Administrative Assistant III

Others Present: Joel Villarreal
Jaime Villarreal

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, January 5, 2021, were provided in advance to Board Members for review.

Dr. Paris stated needed word change for election of acting chair in absence of regular chair.
Dr. Paris nominated Mr. Webb for acting chair.

Dr. Paris made a motion to approve the January minutes with word change and was seconded by Mr. Schroeder, motion passed.

AYES: Dr. Paris, Mr. Webb, Mr. Schroeder, Mr. Beard

NAYS: None

Mr. McBrayer and Mr. Allred arrived at this time.

AGENDA ITEMS & PUBLIC HEARINGS

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

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.

Mr. Joel Villarreal spoke, owner Jaime Villarreal was present. Mr. Villarreal stated Covid 19 limited building supplies. Mr. Villarreal presented a new time line and requested a four-month extension. The board had discussion with Mr. Villarreal about the timeline of a 30/60 plan and what can be complete with the first eight weeks.

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

Board Held Discussion: Board asked legal about reissuing permits without paying the cost of them again.

Mr. Webb 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. Schroeder, Motion passed.

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

NAYS: None

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

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.

Board Held Discussion: Board asked legal about being consistent / inconsistent with prior cases. Legal stated it's a case by case basis. The board does not have to agree with staff recommendation. Board members can make their own motion. Each case has to be looked at separately structurally, if the property is a public nuisance in that it is a hazard to the public health, safety and welfare to public.

Mr. Schroeder 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. Allred, motion passed.

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

NAYS: None

Mr. Schroeder 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. Schroeder, Mr. Beard

NAYS: None

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

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.

Board Held Discussion: Board asked legal about legal boundaries. Legal stated it is about structural issues. Talked about tabling a case legal suggested if tabling a case to table it for a month for it to be back before the board.

Mr. Allred 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. Webb, Motion passed.

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

NAYS: Dr. Paris, Mr. Schroeder

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

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. Webb, Motion passed.

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

NAYS: None

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

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.

Board Held Discussion: Board held discussion about 30/60 and what it entails. Mr. Mares spoke to the board about the 30/60, if owner does not contact or pull permits in 30 days it will come back to the board after a full 30 days. Legal also stated that in the 30/60 order if no contact or no pulled permits then it will come back before the board for the next step.

Mr. Schroeder 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, was seconded by Mr. Allred, Motion passed.

AYES Dr. Paris, Mr. Allred, Mr. Schroeder, Mr. Beard

NAYS: Mr. McBrayer, Mr. Webb

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

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.

Mr. Webb 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. McBrayer and Mr. Schroeder, Motion passed.

AYES Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, 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 9:30 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 3/2/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-003216: 1009 S. 12th St. (NORTHINGTON W/2, BLOCK C, LOT W54.05 E140 N101, TAYLOR COUNTY, TEXAS), Owner: Legacy Dwelling, LLC

GENERAL INFORMATION

Owner: Legacy Dwelling, LLC
Sq Ft: 1,033
Structural: Poor
Foundation: P
Value: \$26,202
Total Value: \$27,672
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

February 6, 2021 – Structure caught fire.
August 12, 2021 – Property was condemned.
August 18, 2021 – Affidavit of condemnation filed at the County Clerk's office.
September 9, 2021 – Initial notice and 30/60 letter sent to the property owner and lien holder via certified and regular mail.
September 13, 2021 – USPS tracking shows owner received the notices via certified mail.
November 10, 2021 – No response to letter or contact from the owner.
November 16, 2021 – Notice of December Board of Building Standards meeting sent to owner.
November 18, 2021 – Notice of December Board of Building Standards meeting posted on the structure.
December 1, 2021 – Board ordered 30/60
December 23, 2021 – Met with Guy Shaver at City Hall. He stated he wants to repair structure

December 24, 2021 – Text message received from Guy Shaver, he had just come into town, He said he just saw condemnation sign on the structure and was inquiring whether he can repair. CO Marsh gave him info and told him we need all documents ASAP.

December 29, 2021 – Spoke to Guy Shaver to remind him what Code needs from him.

January 7, 2022 – Sent reminder via text message to Guy Shaver to bring us required documents

January 28, 2022 – No change at property.

February 9, 2022 – No contact from owner since December 29th. No permits pulled. No documents received. Attempted to reach owner – no response.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

Pursuant to Chapter 8, Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554 (d, f, l, & p)
- (2) Structural Hazard Chapter 8, Sec. 8-554 (e & g, h)
- (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 (a, b, c, d)

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on March 2, 2022.

ATTACHMENTS:

- | | | |
|----|------------------------------------|---|
| 1. | 01 Slides Intro | 01 Slides Intro.pptx |
| 2. | 20220302 21-003216_1009 S 12th St. | 20220302 21-003216_1009 S 12th St..pptx |

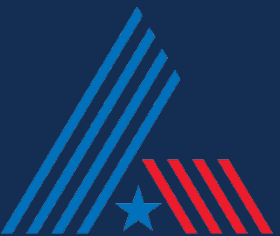
BOARD OF BUILDING STANDARDS

March 2, 2022



PUBLIC NOTICE – March 2, 2022 MEETING

- A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, March 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: 1009 S 12th St. Abilene, Texas 79602, 3902/3906 Lynwood Ln. Abilene, Texas 79605, 3933/3937 Lynwood Ln. Abilene, Texas 79605, 410/412 S. Leggett Dr. Abilene, Texas 79605, and 1509 Truman St. Abilene, Texas 79601. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



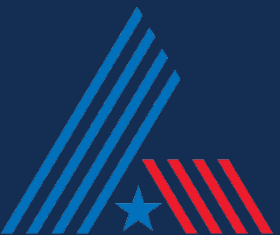
CASE # 21-003216

1009 S. 12th St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Legacy Dwelling LLC** as the owner.
- **TAYLOR COUNTY**– Shows **Legacy Dwelling LLC** to be the owner.
- **SECRETARY OF STATE**– Shows **United States Corporation Agents Inc.** to be the registered agent.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable.
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since September 2019.
- Search reveals **Legacy Dwelling LLC** to be the owner.



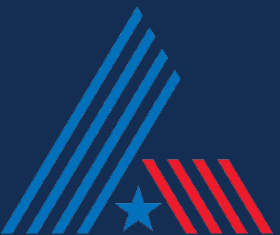
Public Notice

Feb 11, 2022 9:12:48 AM
Abilene



Front North Side

January 28, 2022 at 10:14 AM



Rear South Side

January 28, 2022 at 10:16 AM



East Side



West Side



Substandard Code Violations

**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

- (1) INADEQUATE SANITATION CHAPTER 8, SEC. 8-554
- (2) STRUCTURAL HAZARD CHAPTER 8, SEC. 8-554
- (3) NUISANCE CHAPTER 19-15
- (4) HAZARDOUS ELECTRICAL WIRING CHAPTER 8, SEC. 8-554
- (5) HAZARDOUS PLUMBING CHAPTER 8, SEC. 8-554
- (6) HAZARDOUS MECHANICAL EQUIPMENT CHAPTER 8, SEC. 8-554
- (7) FAULTY WEATHER PROTECTION CHAPTER 8, SEC. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Nuisance Chapter 19-15 (Dilapidation)



Structural Hazard Chapter 8, Sec. 8-554



Inadequate Sanitation Chapter 8, Sec. 8-554



Hazardous Mechanical Equipment Chapter 8, Sec. 8-554



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Timeline of Events

- **February 6, 2021** – Structure caught fire.
- **August 12, 2021** – Property was condemned.
- **August 18, 2021** – Affidavit of condemnation filed at the County Clerk's office.
- **September 9, 2021** – Initial notice and 30/60 letter sent to the property owner and lien holder via certified and regular mail.
- **September 13, 2021** – USPS tracking shows owner received the notices via certified mail.
- **November 10, 2021** – No response to letter or contact from the owner.
- **November 16, 2021** – Notice of December Board of Building Standards meeting sent to owner.
- **November 18, 2021** – Notice of December Board of Building Standards meeting posted on the structure.



Timeline of Events

- **December 1, 2021** – Board ordered 30/60
- **December 3, 2021** – Board decision letters sent
- **December 23, 2021** – Met with Guy Shaver at City Hall. He stated he wants to repair structure
- **December 24, 2021** – Text message received from Guy Shaver, he had just come into town, He said he just saw condemnation sign on the structure and was inquiring whether he can repair. CO Marsh gave him info and told him we need all documents ASAP.
- **December 29, 2021** – Spoke to Guy Shaver to remind him what Code needs from him.
- **January 7, 2022** – Sent reminder via text message to Guy Shaver to bring us required documents
- **January 28, 2022** – No change at property.
- **February 9, 2022** – No contact from owner since December 29th. No permits pulled. No documents received. Attempted to reach owner – no response.



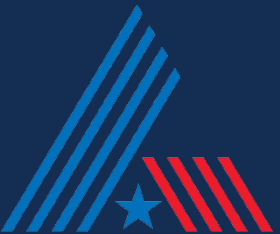
Staff Recommendation:

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.

Order:

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



End of 1009 S. 12th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 3/2/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004456: 3902/3906 Lynwood Ln. (ELMWOOD WEST, SEC D, BLOCK 5, TAYLOR COUNTY, TEXAS), Owner Kuruvila Joe Trustee of the 610 S. Leggett Dr. Land Trust

GENERAL INFORMATION

Owner: Kuruvila Joe Trustee of the 610 S. Leggett Dr. Land Trust

Sq Ft: 1,728

Structural: Poor

Foundation: Unknown

Value: Not listed

Total Value: Not listed

Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

July 6, 2021 – Code Officers met with Property Manager and on conference call with property owner in Florida. Explained we would like for them to start repairs on the property and we would not open code cases so they could work all of the properties on a more lenient timeline as long as all units needing repairs have a plan of action completed, any required permits pulled, repairs completed, and pass inspections. The property owner didn't agree with this proposal and stated he would contact his legal representation.

September 20, 2021 – No action taken by property manager or owner. Dilapidated structure case opened. Complaining party reported fire damage on the inside of the apartment

January 24, 2022 – Posted condemnation sign on structure due to dilapidated violations not being corrected. Code officers met with property manager at property. Property manager expressed willingness to repair or demolish property.

January 26, 2022 – Affidavit of condemnation filed with County Clerk

January 27, 2022 – Initial condemnation notice and 30/60 letter sent to property manager, owner, and lienholder.

February 10, 2022 – Phone call with property manager inquiring about permission to turn condemned apartment units into storage units. Code officer instructed her to submit floor plans along with the plan of action so that the planning technicians and building officials can review for approval.

February 17, 2022 – Phone call with property manager, confirming notices of the Board of Building Standards hearing for March were received. Reminded her that all plans to bring the structure out of condemnation needed to be submitted and approved by the Building Official prior to pulling the permits. Staff also encouraged to attend the board meeting so that she may explain the plans and timeframe of repair.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

pursuant to chapter 8, sec. 8-554 and chapter 19, sec 19-15, the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, sec. 8-554
- (2) Structural Hazard Chapter 8, sec. 8-554
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, sec. 8-554
- (5) Hazardous Plumbing Chapter 8, sec. 8-554
- (6) Hazardous Mechanical Equipment Chapter 8, sec. 8-554
- (7) Faulty Weather Protection Chapter 8, sec. 8-554
- (10) Inadequate Exits Chapter 8, sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on March 2, 2022

ATTACHMENTS:

- | | | |
|----|---|--|
| 1. | 20220302 21-004456 _ 390213906
Lynwood Ln. | 20220302 21-004456 _ 390213906 Lynwood
Ln..pptx |
|----|---|--|

CASE # 21-004456
610 S. Leggett Dr.
(3902/3906 Lynwood Ln. Units)



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 Kuruvila Trustee of the 610 S. Leggett Dr. Land Trust** as the owner, and **Deed of Trust** naming **Daniel C. Ratto** as the lien holder.
- **TAYLOR COUNTY**– Shows **Joe Kuruvila Trustee of the 610 S. Leggett Dr. Land Trust** 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** – No records found for this structure.
- Search reveals **Joe Kuruvila Trustee of the 610 S. Leggett Dr. Land Trust** to be the owner.



Google Aerial View



Public Notice

Network: Feb 11, 2022 9:49:12 AM CST

Local: Feb 11, 2022 9:49:12 AM CST

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY

AT SOUTH BRANCH LIBRARY (MALL)
4310 BUFFALO GAP RD. ON

MARCH 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 South Side



Rear North Side



East Side



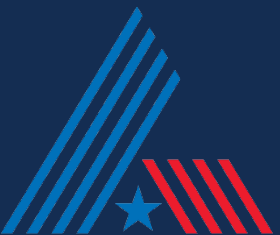
West Side



Substandard Code Violations

**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

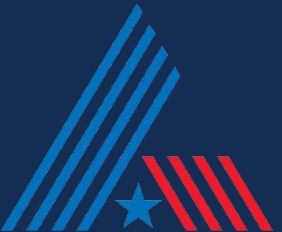
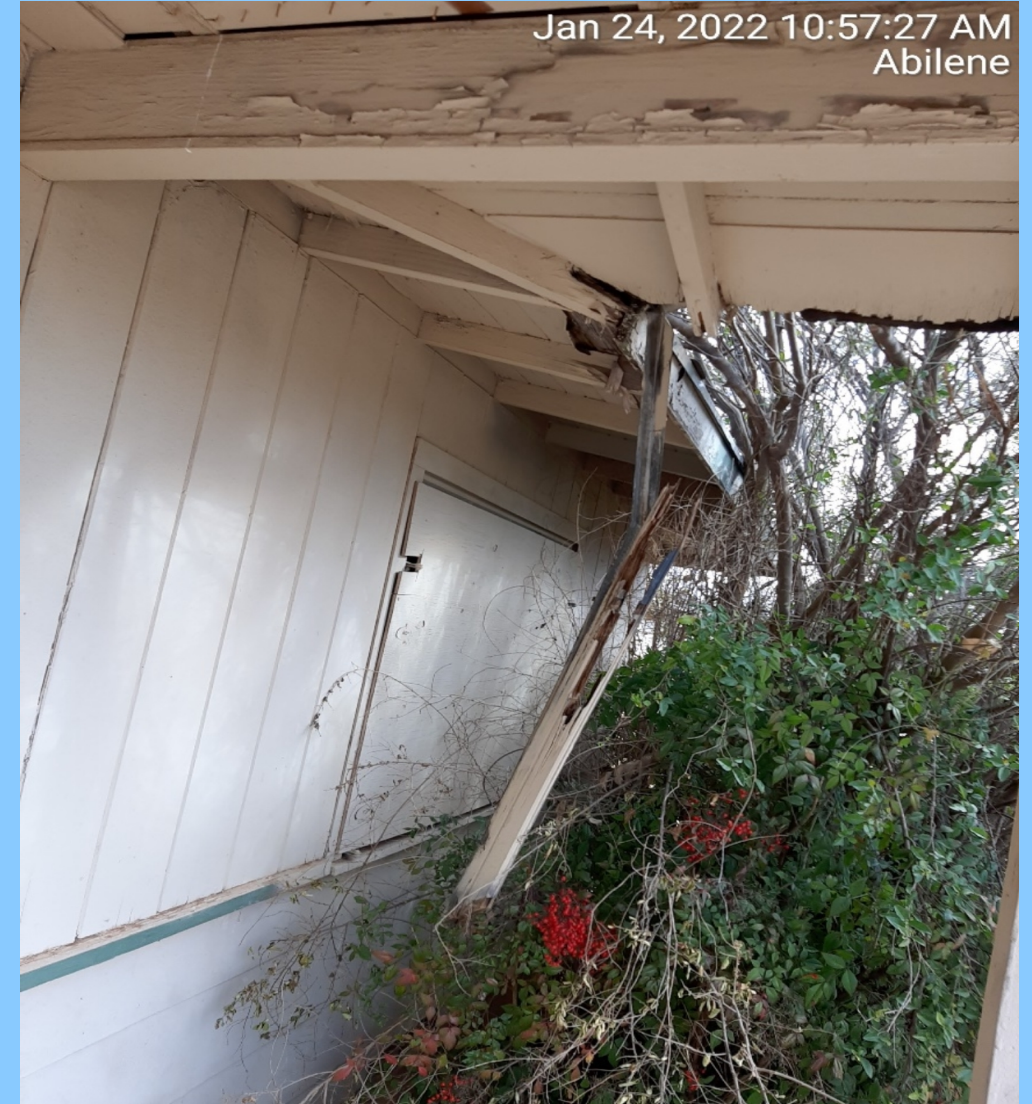
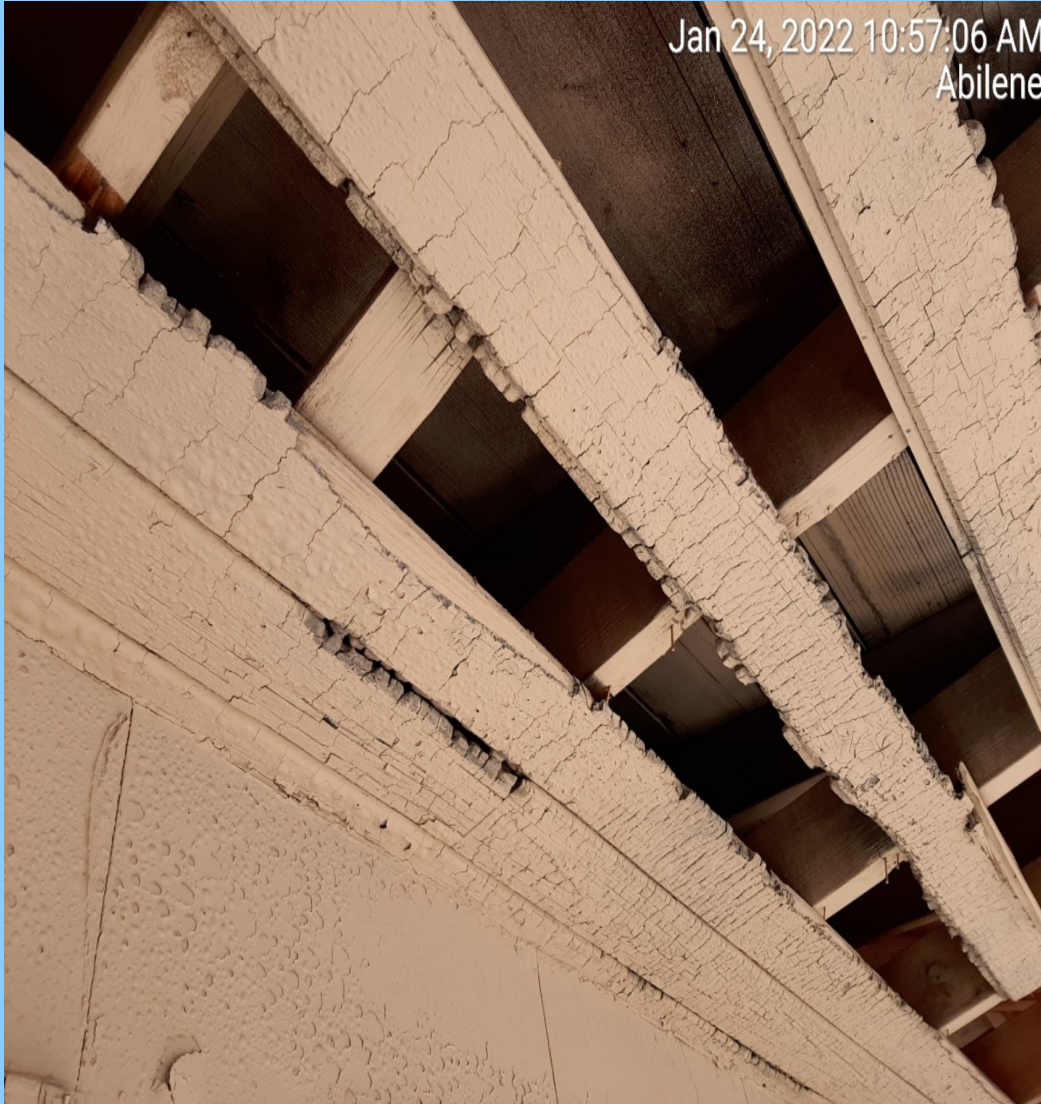
- (3) NUISANCE, CHAPTER 19-15
- (4) HAZARDOUS ELECTRICAL WIRING CHAPTER 8, SEC. 8-554
- (6) HAZARDOUS MECHANICAL EQUIPMENT CHAPTER 8, SEC. 8-554
- (7) FAULTY WEATHER PROTECTION CHAPTER 8, SEC. 8-554
- (10) INADEQUATE EXITS CHAPTER 8, SEC. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Mechanical Equipment Chapter 8, Sec. 8-554



Inadequate Exits Chapter 8, Sec. 8-554



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Timeline of Events

- **July 6, 2021** – Code Officers met with Property Manager and on conference call with property owner in Florida. Explained we would like for them to start repairs on the property and we would not open code cases so they could work all of the properties on a more lenient timeline as long as all units needing repairs have a plan of action completed, any required permits pulled, repairs completed, and pass inspections. The property owner didn't agree with this proposal and stated he would contact his legal representation.
- **September 20, 2021** – No action taken by property manager or owner. Dilapidated structure case opened. Complaining party reported fire damage on the inside of the apartment
- **January 24, 2022** – Posted condemnation sign on structure due to dilapidated violations not being corrected. Code officers met with property manager at property. Property manager expressed willingness to repair or demolish property.
- **January 26, 2022** – Affidavit of condemnation filed with County Clerk



Timeline of Events

- **January 27, 2022** – Initial condemnation notice and 30/60 letter sent to property manager, owner, and lienholder.
- **February 10, 2022** – Phone call with property manager inquiring about permission to turn condemned apartment units into storage units. Code officer instructed her to submit floor plans along with the plan of action so that the planning technicians and building officials can review for approval.
- **February 17, 2022** – Phone call with property manager, confirming notices of the Board of Building Standards hearing for March were received. Reminded her that all plans to bring the structure out of condemnation needed to be submitted and approved by the Building Official prior to pulling the permits. Staff also encouraged to attend the board meeting so that she may explain the plans and timeframe of repair.



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
610 S. Leggett Dr.
(3902/3906 Lynwood Ln. Units)
presentation**





**Board of Building Standards
Agenda Memo**

Meeting Date: 3/2/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004459: 3933/3937 Lynwood Ln. (ELMWOOD WEST, SEC D, BLOCK N1/2 OF 4, TAYLOR COUNTY, TEXAS), Owner: Kuruvila Joe Trustee of the 610 S. Leggett Dr. Land Trust

GENERAL INFORMATION

Owner: Kuruvila Joe Trustee of 610 S. Leggett Dr. Land Trust

Sq Ft: 1,728

Structural: Poor

Foundation: P

Value: Not listed

Total Value: Not listed

Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

July 6, 2021 – Code Officers met with Property Manager and on conference call with property owner in Florida. Explained we would like for them to start repairs on the property and we would not open code cases so they could work all of the properties on a more lenient timeline as long as all units needing repairs have a plan of action completed, any required permits pulled, repairs completed, and pass inspections. The property owner didn't agree with this proposal and stated he would contact his legal representation.

July 14, 2021 – No action taken by property manager or owner. Dilapidated structure case opened.

November 19, 2021 – Dilapidated structure case closed. Considered to be moved to the condemnation program.

January 24, 2022 – Posted condemnation sign on structure due to dilapidated violations not being corrected. Code officers met with property manager at property. Property manager

expressed willingness to repair property.

January 26, 2022 – Affidavit of condemnation filed with County Clerk

January 27, 2022 – Initial condemnation notice and 30/60 letter sent to property manager, owner, and lienholder.

February 10, 2022 – Phone call with property manager inquiring about permission to turn condemned apartment units into storage units. Code officer instructed her to submit floor plans along with the plan of action so that the planning technicians and building officials can review for approval.

February 17, 2022 – Phone call with property manager, confirming notices of the Board of Building Standards hearing for March were received. Reminded her that all plans to bring the structure out of condemnation needed to be submitted and approved by the Building Official prior to pulling the permits. Staff also encouraged to attend the board meeting so that she may explain the plans and timeframe of repair.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec. 19-15, the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554
- (3) Nuisance, Chapter 19-15
- (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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on March 2, 2022

ATTACHMENTS:

- | | | |
|----|---|--|
| 1. | 20220302 21-004459 _ 393313937
Lynwood Ln. | 20220302 21-004459 _ 393313937 Lynwood
Ln..pptx |
|----|---|--|

CASE # 21-004459
610 S. Leggett Dr.
(3933/3937 Lynwood Ln. Units)



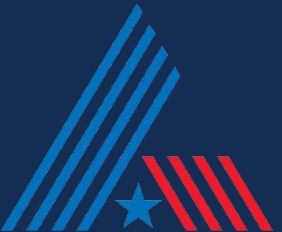
CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Warranty Deed naming **Joe Kuruvila Trustee of the 610 S. Leggett Dr. Land Trust** as the owner, and **Deed of Trust** naming **Daniel C. Ratto** as the lien holder.
- **TAYLOR COUNTY**– Shows **Joe Kuruvila Trustee of the 610 S. Leggett Dr. Land Trust** 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** – No records found for this structure.
- Search reveals **Joe Kuruvila Trustee of the 610 S. Leggett Dr. Land Trust** to be the owner.

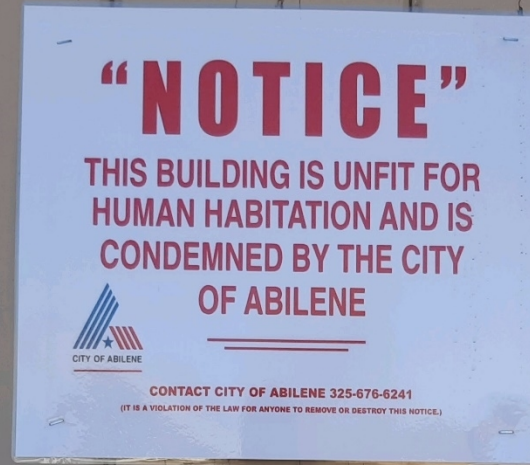


Google Aerial View



Public Notice

Network: Feb 11, 2022 9:46:32 AM CST
Local: Feb 11, 2022 9:46:32 AM CST



Front North Side

Jan 24, 2022 10:16:22 AM
Abilene



Rear South Side



West Side



East Side

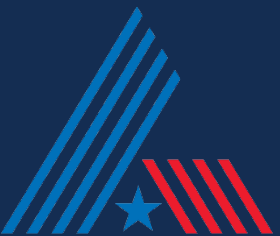
Jan 24, 2022 10:23:36 AM
Abilene



Substandard Code Violations

**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

- (1) INADEQUATE SANITATION CHAPTER 8, SEC. 8-554
- (3) NUISANCE, CHAPTER 19-15
- (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



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Nuisance, Chapter 19-15 (Dilapidation)



Hazardous Plumbing Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Inadequate Sanitation Chapter 8, Sec. 8-554



Timeline of Events

- **July 6, 2021** – Code Officers met with Property Manager and on conference call with property owner in Florida. Explained we would like for them to start repairs on the property and we would not open code cases so they could work all of the properties on a more lenient timeline as long as all units needing repairs have a plan of action completed, any required permits pulled, repairs completed, and pass inspections. The property owner didn't agree with this proposal and stated he would contact his legal representation.
- **July 14, 2021** – No action taken by property manager or owner. Dilapidated structure case opened.
- **November 19, 2021** – Dilapidated structure case closed. Considered to be transferred to the condemnation program.
- **January 24, 2022** – Posted condemnation sign on structure due to dilapidated violations not being corrected. Code officers met with property manager at property. Property manager expressed willingness to repair property.
- **January 26, 2022** – Affidavit of condemnation filed with County Clerk



Timeline of Events

- **January 27, 2022** – Initial condemnation notice and 30/60 letter sent to property manager, owner, and lienholder.
- **February 10, 2022** – Phone call with property manager inquiring about permission to turn condemned apartment units into storage units. Code officer instructed her to submit floor plans along with the plan of action so that the planning technicians and building officials can review for approval.
- **February 17, 2022** – Phone call with property manager, confirming notices of the Board of Building Standards hearing for March were received. Reminded her that all plans to bring the structure out of condemnation needed to be submitted and approved by the Building Official prior to pulling the permits. Staff also encouraged to attend the board meeting so that she may explain the plans and timeframe of repair.



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
610 S. Leggett Dr.
(3933/3937 Lynwood Ln. Units)
presentation**





**Board of Building Standards
Agenda Memo**

Meeting Date: 3/2/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004463: 410/412 S. Leggett Dr. (ELMWOOD WEST, SEC C, BLOCK 3, TAYLOR COUNTY, TEXAS), Owner: Kuruvila Joe Trustee of the 610 S. Leggett Dr. Land Trust

GENERAL INFORMATION

Owner: Kuruvila Joe Trustee of the 610 S. Leggett Dr. Land Trust

Sq Ft: 1,728

Structural: Poor

Foundation: Unknown

Value: Not listed

Total Value: Not listed

Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

July 6, 2021 – Code Officers met with Property Manager and on conference call with property owner in Florida. Explained we would like for them to start repairs on the property and we would not open code cases so they could work all of the properties on a more lenient timeline as long as all units needing repairs have a plan of action completed, any required permits pulled, repairs completed, and pass inspections. The property owner didn't agree with this proposal and stated he would contact his legal representation.

July 14, 2021 – No action taken by property manager or owner. Dilapidated structure case opened.

November 19, 2021 – Dilapidated structure case closed. Case considered to be referred to the condemnation program.

January 24, 2022 – Posted condemnation sign on structure due to dilapidated violations not being corrected. Code officers met with property manager at property. Property manager

expressed willingness to repair property.

January 26, 2022 – Affidavit of condemnation filed with County Clerk

January 27, 2022 – Initial condemnation notice and 30/60 letter sent to property manager, owner, and lienholder.

February 10, 2022 – Phone call with property manager inquiring about permission to turn condemned apartment units into storage units. Code officer instructed her to submit floor plans along with the plan of action so that the planning technicians and building officials can review for approval.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec. 19-15, the following conditions exist:

- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, sec. 8-554
- (5) Hazardous Plumbing Chapter 8, sec. 8-554
- (10) Inadequate Exits Chapter 8, sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on March 2, 2022

ATTACHMENTS:

- | | | |
|----|--|---|
| 1. | 20220302 21-004463 _ 4101412 S.
Leggett Dr. | 20220302 21-004463 _ 4101412 S. Leggett
Dr..pptx |
|----|--|---|

CASE # 21-004463
610 S. Leggett Dr.
(410/412 S. Leggett Dr. Units)



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 Kuruvila Trustee of the 610 S. Leggett Dr. Land Trust** as the owner, and **Deed of Trust** naming **Daniel C. Ratto** as the lien holder.
- **TAYLOR COUNTY**– Shows **Joe Kuruvila Trustee of the 610 S. Leggett Dr. Land Trust** 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** – No records found for this structure.
- Search reveals **Joe Kuruvila Trustee of the 610 S. Leggett Dr. Land Trust** to be the owner.



Google Aerial View



Public Notice

Network: Feb 11, 2022 9:43:19 AM CST

Local: Feb 11, 2022 9:43:19 AM CST

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY

AT SOUTH BRANCH LIBRARY (MALL)
4310 BUFFALO GAP RD. ON

MARCH 2, 2022 AT 8:15 A.M.

All interested parties are urged to attend.

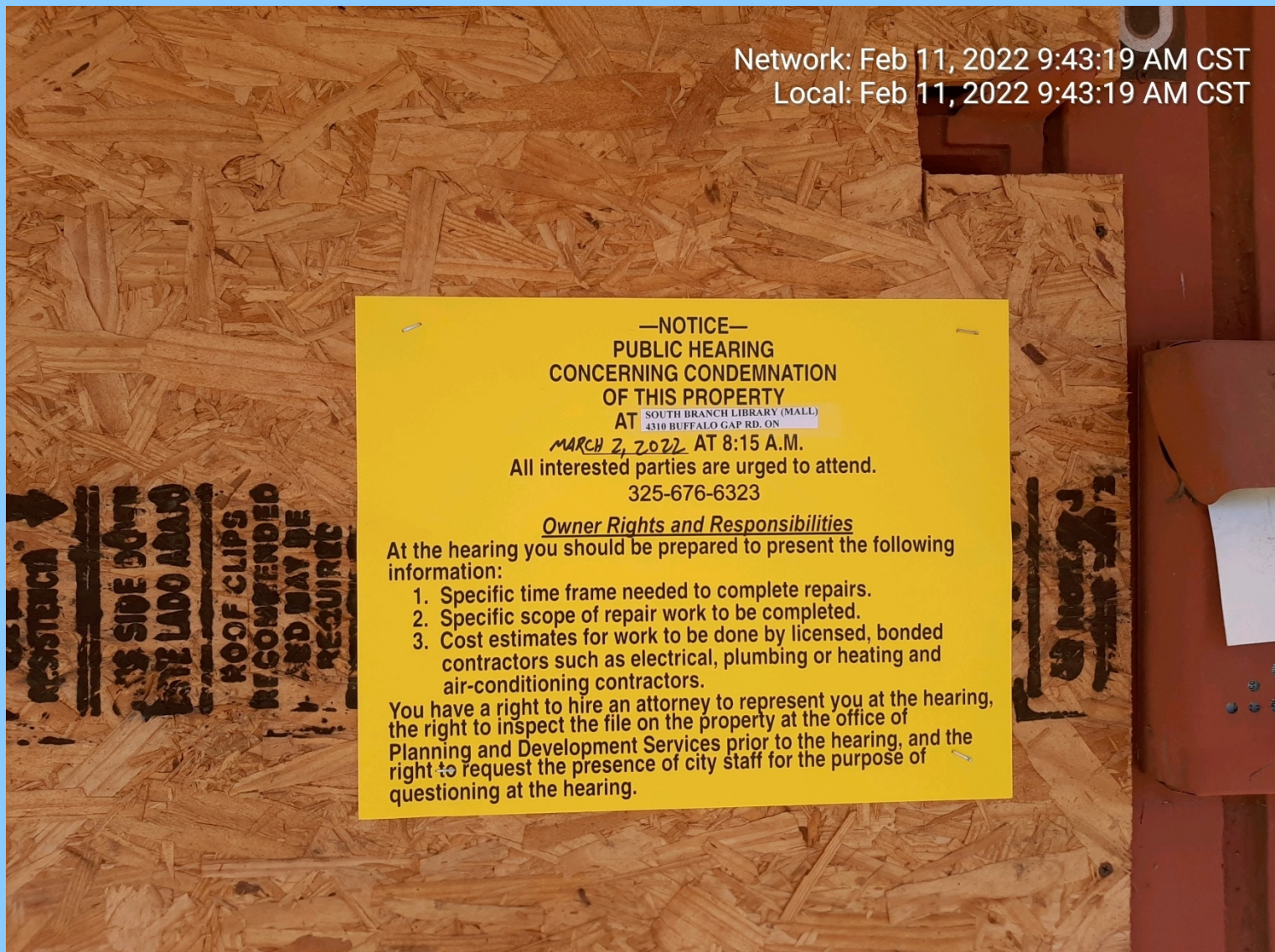
325-676-6323

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



North Side



South Side



SUBSTANDARD CODE VIOLATIONS

**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

- (3) NUISANCE, CHAPTER 19-15
- (4) HAZARDOUS ELECTRICAL WIRING CHAPTER 8, SEC. 8-554
- (5) HAZARDOUS PLUMBING CHAPTER 8, SEC. 8-554
- (10) INADEQUATE EXITS CHAPTER 8, SEC. 8-554



Hazardous Electrical Wiring Chapter 8, sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Plumbing Chapter 8, sec. 8-554



Inadequate Exits Chapter 8, sec. 8-554



Timeline of Events

- **July 6, 2021** – Code Officers met with Property Manager and on conference call with property owner in Florida. Explained we would like for them to start repairs on the property and we would not open code cases so they could work all of the properties on a more lenient timeline as long as all units needing repairs have a plan of action completed, any required permits pulled, repairs completed, and pass inspections. The property owner didn't agree with this proposal and stated he would contact his legal representation.
- **July 14, 2021** – No action taken by property manager or owner. Dilapidated structure case opened.
- **November 19, 2021** – Dilapidated structure case closed. Case considered to be referred to the condemnation program.
- **January 24, 2022** – Posted condemnation sign on structure due to dilapidated violations not being corrected. Code officers met with property manager at property. Property manager expressed willingness to repair property.
- **January 26, 2022** – Affidavit of condemnation filed with County Clerk
- **January 27, 2022** – Initial condemnation notice and 30/60 letter sent to property manager, owner, and lienholder.
- **February 10, 2022** – Phone call with property manager inquiring about permission to turn condemned apartment units into storage units. Code officer instructed her to submit floor plans along with the plan of action so that the planning technicians and building officials can review for approval.



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
610 S. Leggett Dr.
(410/412 S. Leggett Dr. Units)
presentation**





**Board of Building Standards
Agenda Memo**

Meeting Date: 3/2/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004567: 1509 Truman St. (E70 W609 LT 25 SIDNEY SMITH, TAYLOR COUNTY, TEXAS), Owner: Gonzales Joe Ozuna Jr

GENERAL INFORMATION

Owner: Gonzales Joe Ozuna Jr

Sq Ft: Unknown

Structural: Poor

Foundation: P

Value: Not assessed

Total Value: Not assessed

Delinquent Tax: \$38.62

SPECIAL CONSIDERATIONS

April 16, 2021 – Report of a small commercial building being relocated by trailer to vacant lot. Inspection revealed the structure was elevated by cinder blocks approximately 7 feet from grade. Stop work order was posted by Building Inspector to get approval from Planning and Zoning to place building on lot that is zoned residential.

October 13, 2021 – Dilapidated structure case opened.

October 28, 2021 – Spoke to property owner. Stated he had active permit to work on structure which he did not. Told me he was going to lower building and clean lot.

November 1, 2021 – Nuisance case opened for unsightly conditions/off-street parking on lot. Citation issued Dec 7.

November 30, 2021 – No progress on building or property. Building Official approved condemnation.

December 2, 2021 – Zoning case opened due to evidence of individuals living in trailers on lot. Posted condemnation sign on structure. Recorded affidavit of condemnation at County Clerk.

December 3, 2021 – Initial notice of condemnation and 30/60 letters sent via certified and regular mail.

December 20, 2021 – Code Officer hand delivered copies of condemnation notices to Mr. Gonzales.

December 22, 2021 – Mr. Gonzales came into City Hall to get clarification of letters. Permit process was explained to him, as well as the allotted timeframe.

January 21, 2021 – The girlfriend of Mr. Gonzales came to City Hall to deliver an incomplete plan of action. She did not bring contractor quotes or floor plan. We agreed she would come back on January 28, 2022 to provide all documents.

January 28, 2022 – Girlfriend of Mr. Gonzales did not return and no contact has been made by her or property owner to Code Enforcement.

February 10, 2022 – Confirmed with Planning & Zoning that they have not approved anything or been involved with anything at this property.

February 11, 2022 – Re-posted notice of condemnation, notice of board hearing, and letter for board hearing on structure. Also tried to speak to Mr. Gonzales while at the property but he would not listen to anything we had to say and told us to get off the property. He had installed some metal skirting on building, instead of lowering it as he stated he was planning to do.

February 21, 2022 – Spoke to Mr. Gonzales, he informed me he had a hearing concerning his property on February 28th. I reminded him of the board hearing on March 2nd and encouraged him to be there.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

Pursuant to Chapter 8; Sec. 8-554, and Chapter 19, Sec. 19-15, the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554
- (2) Structural Hazard Chapter 8; Sec. 8-554
- (3) Nuisance, Chapter 19-15
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554
- (9) Faulty materials of construction Chapter 8: Sec. 8-554
- (10) Inadequate exits Chapter 8; Sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on March 2, 2022.

ATTACHMENTS:

1. 20220302 21-004567_1509 Truman St. 20220302 21-004567_1509 Truman St..pptx

CASE # 21-004567

1509 Truman St.



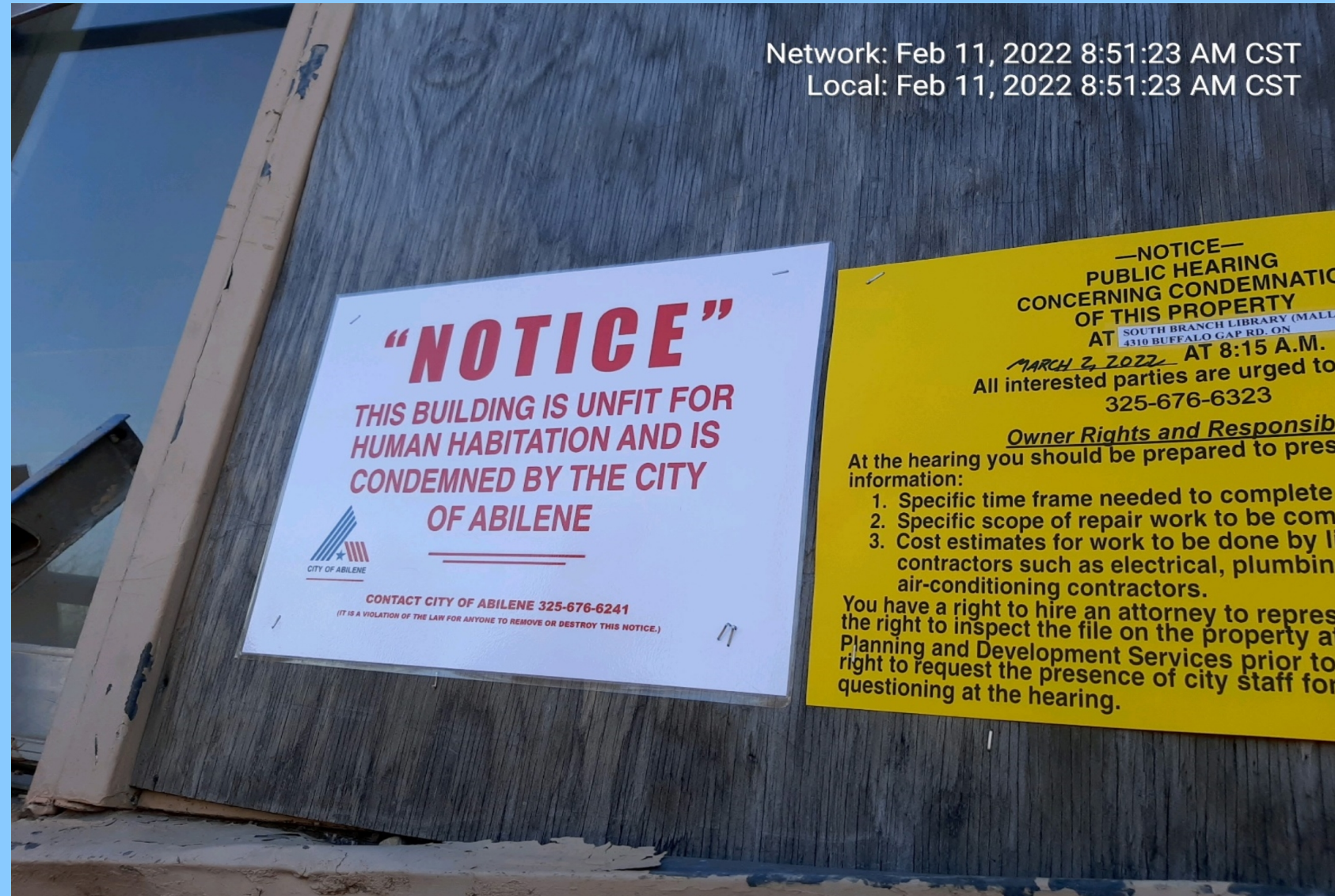
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Special Warranty Deed naming **Joe Ozuna Gonzales Jr.** as the owner.
- **TAYLOR COUNTY**– Shows **Joe Ozuna Gonzales Jr.** to be the owner.
- **SECRETARY OF STATE**– Shows no entity under that name.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable.
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **August 2005**.
- Search reveals **Joe Ozuna Gonzales Jr.** to be the owner.



Public Notice

Network: Feb 11, 2022 8:51:23 AM CST
Local: Feb 11, 2022 8:51:23 AM CST



Front North Side



Rear South Side



East Side



West Side



Substandard Code Violations

**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

- (2) STRUCTURAL HAZARD CHAPTER 8, SEC. 8-554
- (3) NUISANCE, CHAPTER 19-15
- (4) HAZARDOUS ELECTRICAL WIRING CHAPTER 8, SEC. 8-554
- (7) FAULTY WEATHER PROTECTION CHAPTER 8, SEC. 8-554
- (9) FAULTY MATERIALS OF CONSTRUCTION CHAPTER 8, SEC. 8-554
- (10) INADEQUATE EXITS CHAPTER 8, SEC. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Structural Hazard Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



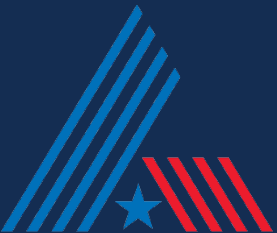
Inadequate Exits Chapter 8, Sec. 8-554



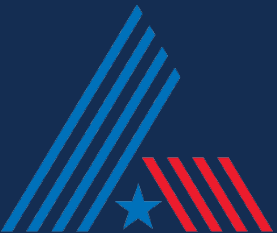
Inadequate Exits Chapter 8, Sec. 8-554



Faulty Materials Of Construction Chapter 8, Sec. 8-554



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Timeline of Events

- **April 16, 2021** – Report of a small commercial building being relocated by trailer to vacant lot. Inspection revealed the structure was elevated by cinder blocks approximately 7 feet from grade. Stop work order was posted by Building Inspector to get approval from Planning and Zoning to place building on lot that is zoned residential.
- **October 13, 2021** – Dilapidated structure case opened.
- **October 28, 2021** – Spoke to property owner. Stated he had active permit to work on structure which he did not. Told me he was going to lower building and clean lot.
- **November 1, 2021** – Nuisance case opened for unsightly conditions/off-street parking on lot. Citation issued Dec 7.
- **November 30, 2021** – No progress on building or property. Building Official approved condemnation.
- **December 2, 2021** – Zoning case opened due to evidence of individuals living in trailers on lot. Posted condemnation sign on structure. Recorded affidavit of condemnation at County Clerk.
- **December 3, 2021** – Initial notice of condemnation and 30/60 letters sent via certified and regular mail.



Timeline of Events

- **December 20, 2021** – Code Officer hand delivered copies of condemnation notices to Mr. Gonzales.
- **December 22, 2021** – Mr. Gonzales came into City Hall to get clarification of letters. Permit process was explained to him, as well as the allotted timeframe.
- **January 21, 2021** – The girlfriend of Mr. Gonzales came to City Hall to deliver an incomplete plan of action. She did not bring contractor quotes or floor plan. We agreed she would come back on January 28, 2022 to provide all documents.
- **January 28, 2022** – Girlfriend of Mr. Gonzales did not return and no contact has been made by her or property owner to Code Enforcement.
- **February 10, 2022** – Confirmed with Planning & Zoning that they have not approved anything or been involved with anything at this property.
- **February 11, 2022** – Re-posted notice of condemnation, notice of board hearing, and letter for board hearing on structure. Also tried to speak to Mr. Gonzales while at the property but he would not listen to anything we had to say and told us to get off the property. He had installed some metal skirting on building, instead of lowering it as he stated he was planning to do.



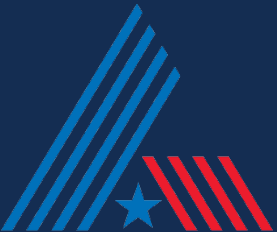
Staff Recommendation:

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.

Order:

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



End of 1509 Truman St. presentation

