



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 May 4, 2022, at 8:15 a.m., at the Abilene Public Library, South Branch, Mall of Abilene, 4310 Buffao Gap Road, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

- A. Public Hearing and Approval of April 6, 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. 20-000431: 1326 Burger St. (CRESCENT HEIGHTS, BLOCK A, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Marshall, Robert Ondra**
- B. **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 Et Al % Rafael Diaz**
- C. **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**

- D. **Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000094: 2009 Over St. (G W MURFEE, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Rodriguez, John Robert**

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 29th day of April, 2022, at 4:10 p.m.

*Kaitlin Richardson, Deputy City
Secretary*



**Board of Building Standards
Agenda Memo**

Meeting Date:5/4/2022

TO:

FROM:

**SUBJECT: Public Hearing and Approval of April 6, 2022 Board of Building
Standards meeting minutes.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 04.06.2022 BOBS mins

04.06.2022 BOBS mins.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
April 06, 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. Delbert Allred
Mr. Lloyd Turner
Mr. Wayland Schroeder

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Director of Planning and Development
Services
Mr. Van Watson, 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 Officer
Mr. David Cline, Code Enforcement Officer
Mr. James Goeddertz, Code Compliance Officer
Mr. Bill Whitley, City Marshall
Mr. Victor Barber, City Marshall
Ms. Christi Jones, Administrative Assistant

Others Present: Armando Gomez
Festus Oguhebe Jr.
Jack Lieberman
Brian Meslin

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, March 02, 2022, were provided in advance to Board Members for review.

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

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

NAYS: None

ABSTAIN: Mr. Allred

AGENDA ITEMS & PUBLIC HEARINGS

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.

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, a letter from Harris Acoustics was read by Mr. Mares on behalf of Van Watson.

Mr. Beard closed the public hearing.

Dr. Paris 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. Schroeder, motion passed.

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

NAYS: None

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

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

NAYS: None

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-001757: 774 E. Hwy 80 (RADFORD HILLS SEC 3 CONT 1, BLOCK 4, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Travers Holdings, LLC

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. Lieberman and Mr. Meslin spoke about the plans The Rise as One Foundation Incorporation has for the property. Mr. Lieberman gave a timeline for housing veterans on an extended stay project. Mr. Meslin spoke to the board about specific scope of work.

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

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, 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. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

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

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. Turner 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. Schroeder, motion passed.

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

NAYS: None

Mr. Turner 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. Schroeder, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. Turner, 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.

Mr. Beard read a petition that was addressed to the mayor and council. The petition gave an outline on why the property should be demolished. The petition was signed by 8 neighbors of 502 Portland.

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

Mr. Allred 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. 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. Turner, motion passed.

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

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)

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.

Mr. Oguhebe spoke to the board about his intent to demolish. Mr. Oguhebe stated it would be two months to demolish.

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

Mr. Schroeder 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. Allred, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. Turner, Mr. Schroeder, 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. Turner, motion passed.

AYES: Dr. Paris, Mr. Allred, 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 9:42 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 5/4/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 20-000431: 1326 Burger St. (CRESCENT HEIGHTS, BLOCK A, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Marshall, Robert Ondra

GENERAL INFORMATION

Owner: Marshall, Robert Ondra

Sq Ft: 747

Structural: Poor

Foundation: P

Value: \$30,139

Total Value: \$31,969

Delinquent Tax: \$4,657.83

SPECIAL CONSIDERATIONS

July 8, 2018 – Structure fire occurred. Damage estimated at \$10K. Home was insured by previous owner but not repaired.

December 21, 2018 Case opened for dilapidated structure due to fire.

February 19, 2020 Property moved to the condemnation program due to lack of progress by the owner. Notice was posted on the structure.

February 20, 2020 Sent utility shut off request.

February 21, 2020 Mailed initial notice of condemnation with plan of action and 30/60 letters.

September 25, 2020 Made contact with property owner, explained to him that he needed to submit his plan of action, or I would have to present the case before the Board of Building Standards. He stated he was not sure if he would be able to complete everything in 30 days. I cleared up the misunderstanding, and explained to him that he did not need to complete the project in 30 days. I explained to him how the plan of action and permit process worked, and explained to him that he would receive extensions on the permit as progress was made by

passing the required inspections, (Rough in, top out, final).

October 28, 2020 Individual who stated he was going to be helping the owner with the project came in to get a plan of action. I explained to him that we needed paper estimates attached with detailed explanations of the work that is going to be done. He was also given a building permit application, and reminded that the contractors needed to be bonded with the City. He stated he would have everything turned in next week.

December 15, 2020 Posted and mailed notice for January Board of Building Standards meeting. We also met with the owner at the property, where he allowed the code officer to enter the structure and take recent photos. He stated he intended to demolish the garage structure, and he was just waiting for permission from the City to demolish. I explained to him that he would need to come in and pull a demolition permit to begin the process.

December 17, 2020 Phone call from individual who stated he was going to be helping Mr. Marshall with the demolition. He stated he would come in the next day to pull the demolition permit.

January 6, 2021 – Board of Building Standards hearing. Board ordered a 30/60.

May 13, 2021 – Code Enforcement with approval of Chief Building Official allowed Mr. Marshall to obtain a demolition permit free of charge.

November 8, 2021 – Demo permit expired

November 9, 2021 – Demolition permit expired with no action taken to demolish fire damaged portion of structure. No contact made by property owner to Code Enforcement to inform us of reason for inaction.

November 15, 2021 – Received report from City of Abilene Marshal's Division showing 37 calls to Abilene Police Department for this residence since Mr. Marshall took ownership of property on October 16, 2018. Observed that some demo work has begun. No active demo permit.

April 14, 2022 – Demolition of secondary structure remains unfinished. No further progress made.

April 18, 2022 – Mailed notice of May Board of Building Standards hearing via regular and certified mail.

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
- (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 May 4, 2022.

ATTACHMENTS:

- | | | |
|----|------------------------------------|---|
| 1. | 01 Slides Intro | 01 Slides Intro.pptx |
| 2. | 20220504 20-000431_1326 Burger St. | 20220504 20-000431_1326 Burger St..pptx |

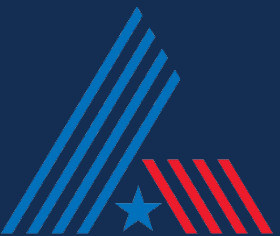
BOARD OF BUILDING STANDARDS

May 4, 2022



PUBLIC NOTICE – MAY 4, 2022 MEETING

- A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, May 4, 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: 1326 Burger St. Abilene, Texas 79603, 2118 Poplar St. Abilene, Texas 79602, 1334 Poplar St. Abilene, Texas 79602 and 2009 Over St. Abilene, Texas 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 # 20-000431

1326 Burger St.



**CITY OF
ABILENE
TEXAS**

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 **Robert Ondra Marshall** as the owner.
- **TAYLOR COUNTY**– Shows **Robert Ondra Marshall** to be the owner.
- **SECRETARY OF STATE**– Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **April 2018**.
- Search reveals **Robert Ondra Marshall** to be the owner.



Public Notice

Network: Apr 18, 2022 2:50:32 PM CDT

Local: Apr 18, 2022 2:50:29 PM CDT

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY

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

MAY 4, 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:**

- (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



Faulty Weather Protection Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Inadequate Sanitation Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Timeline of Events

- **July 8, 2018** – Structure fire occurred. Damaged estimated at \$10K. Home was insured by previous owner but not repaired.
- **December 21, 2018** – Case opened for dilapidated structure due to fire.
- **February 19, 2020** – Property moved to the condemnation program due to lack of progress by the owner. Notice was posted on the structure.
- **February 20, 2020** – Sent utility shut off request.
- **February 21, 2020** – Mailed initial notice of condemnation with POA and 30/60 letters.
- **September 25, 2020** – Made contact with property owner, explained to him that he needed to submit his plan of action, or I would have to present the case before the Board of Building Standards. He stated he was not sure if he would be able to complete everything in 30 days. I cleared up the misunderstanding, and explained to him that he did not need to complete the project in 30 days. I explained to him how the plan of action and permit process worked, and explained to him that he would receive extensions on the permit as progress was made by passing the required inspections, (Rough in, top out, final).



Timeline of Events

- **October 28, 2020** – Individual who stated he was going to be helping the owner with the project came in to get a plan of action. I explained to him that we needed paper estimates attached with detailed explanations of the work that is going to be done. He was also given a building permit application, and reminded that the contractors needed to be bonded with the City. He stated he would have everything turned in next week.
- **December 15, 2020** – Posted and mailed notice for January Board of Building Standards meeting. We also met with the owner at the property, where he allowed the code officer to enter the structure and take recent photos. He stated he intended to demolish the garage structure, and he was just waiting for permission from the City to demolish. I explained to him that he would need to come in and pull a demolition permit to begin the process.
- **December 17, 2020** – Phone call from individual who stated he was going to be helping Mr. Marshall with the demolition. He stated he would come in the next day to pull the demolition permit.
- **January 6, 2021** – Board of Building Standards hearing. Board ordered a 30/60.



Timeline of Events

- **May 13, 2021** – Code Enforcement with approval of Chief Building Official allowed Mr. Marshall to obtain a demolition permit free of charge.
- **November 8, 2021** – Demo permit expired
- **November 9, 2021** – Demolition permit expired with no action taken to demolish fire damaged portion of structure. No contact made by property owner to Code Enforcement to inform us of reason for inaction.
- **November 15, 2021** – Received report from City of Abilene Marshal's Division showing 37 calls to Abilene Police Department for this residence since Mr. Marshall took ownership of property on October 16, 2018. Observed that some demo work has begun. No active demo permit.
- **April 14, 2022** – Demolition of secondary structure remains unfinished. No further progress made.
- **April 18, 2022** – Mailed notice of May Board of Building Standards hearing via regular and certified mail.



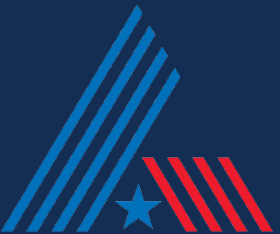
Staff Recommendation:

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 1326 Burger St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 5/4/2022

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 Et Al % Rafael Diaz

GENERAL INFORMATION

Owner: Meono Claudia Ivette Diaz Et Al % Rafael Diaz

Sq Ft: 850

Structural: Poor

Foundation: P

Value: \$12,031

Total Value: \$14,481

Delinquent Tax: \$0.00

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.

February 2, 2022 – Board of Building Standards hearing. Board ordered 30/60.

February 8, 2022 – Sent board decision letters to owner via regular and certified mail.

April 14, 2022 – No contact from any parties of interest, and no plan of action ever submitted to pull permits.

April 18, 2022 – Mailed notice of May Board of Building Standards hearing via regular and certified mail.

April 22, 2022 – Phone call from Stella Diaz stating that the owner lived in Mexico, and that she was not able to obtain ownership of the property. She stated the owners have not expressed any interest in the property. Ms. Diaz stated she is trying to find a way for the owner to transfer ownership of the property to her. Explained to her the timeline, the board hearing and that she could still obtain ownership of the property should the board order a demolition.

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
- (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 May 4, 2022.

ATTACHMENTS:

1. 20220504 21-003622_2118 Poplar St. 20220504 21-003622_2118 Poplar St..pptx

CASE # 21-003622

2118 Poplar St.

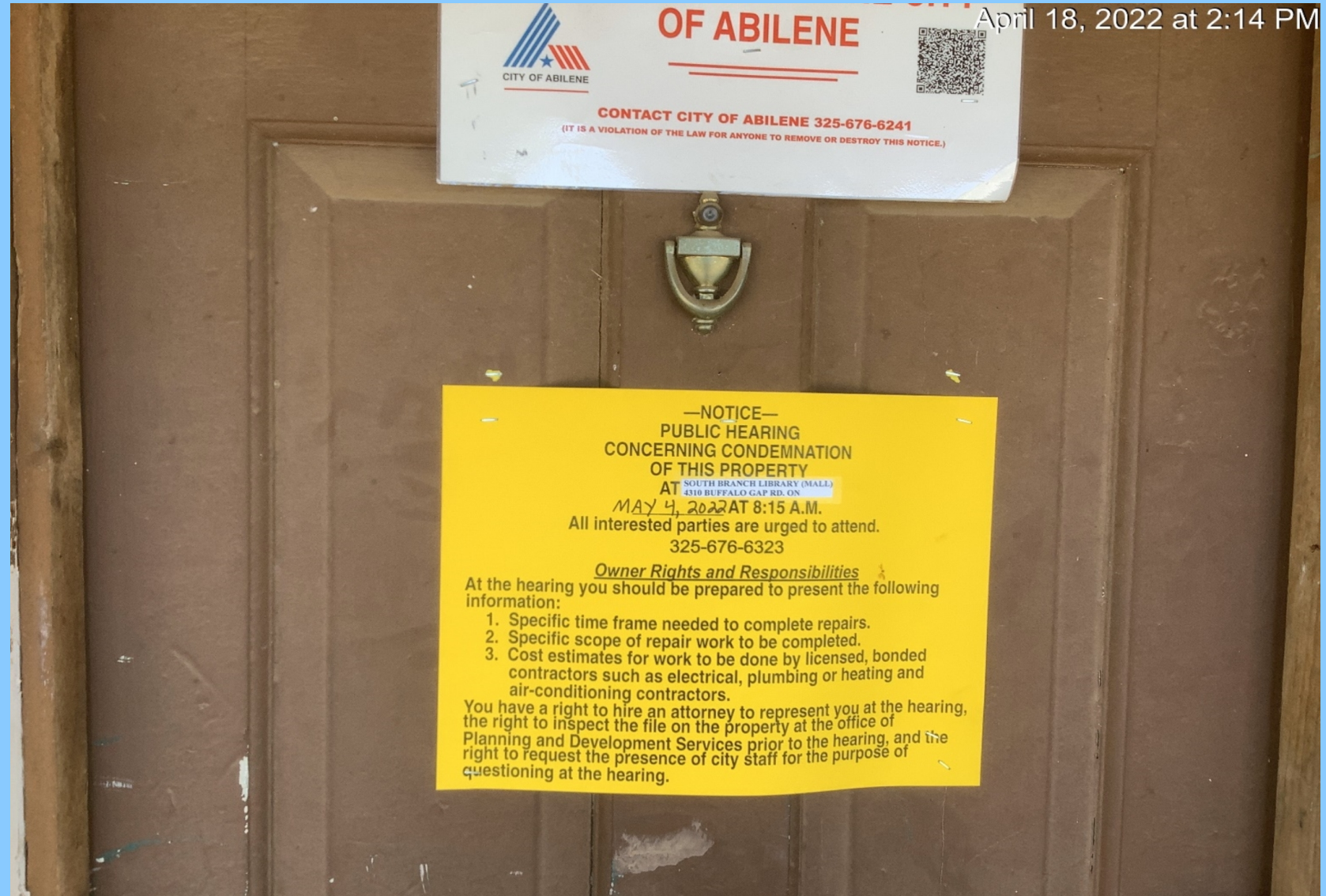


CHECKLIST FOR RECORDS SEARCH

- 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



Front West Side

Network: Mar 31, 2022 9:38:49 AM CDT
Local: Mar 31, 2022 9:38:48 AM CDT



Rear East Side



South Side



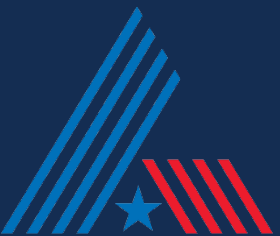
North Side



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
- (7) FAULTY WEATHER PROTECTION CHAPTER 8; SEC.



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



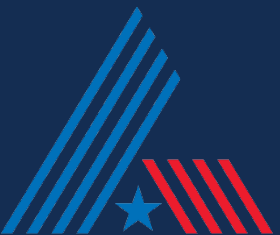
Hazardous Plumbing Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8; Sec.



Inadequate Sanitation Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



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.



Timeline of Events

- **January 11, 2022** – No contact from owner, no change in ownership, and no permit pulled.
- **February 2, 2022** – Board of Building Standards hearing. Board ordered 30/60.
- **February 8, 2022** – Sent board decision letters to owner via regular and certified mail.
- **April 14, 2022** – No contact from any parties of interest, and no plan of action ever submitted to pull permits.
- **April 18, 2022** – Mailed notice of May Board of Building Standards hearing via regular and certified mail.
- **April 22, 2022** – Phone call from Stella Diaz stating that the owner lived in Mexico, and that she was not able to obtain ownership of the property. She stated the owners have not expressed any interest in the property. Ms. Diaz stated she is trying to find a way for the owner to transfer ownership of the property to her. Explained to her the timeline, the board hearing and that she could still obtain ownership of the property should the board order a demolition.



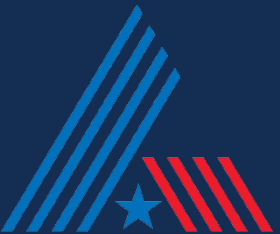
Staff Recommendation:

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 2118 Poplar St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 5/4/2022

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.

February 2, 2022 – Board of Building Standards hearing. Board ordered 30/60

February 8, 2022 – Board decision letter sent to owner via regular and certified mail.

April 14, 2022 – No contact from any parties of interest, and no plan of action submitted to obtain permits.

April 18, 2022 – Notice of May Board of Building Standards hearing sent via regular and certified mail.

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
- (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 May 4, 2022.

ATTACHMENTS:

1. 20220504 21-003928_1334 Poplar St. 20220504 21-003928_1334 Poplar St..pptx

CASE # 21-003928

1334 Poplar St.



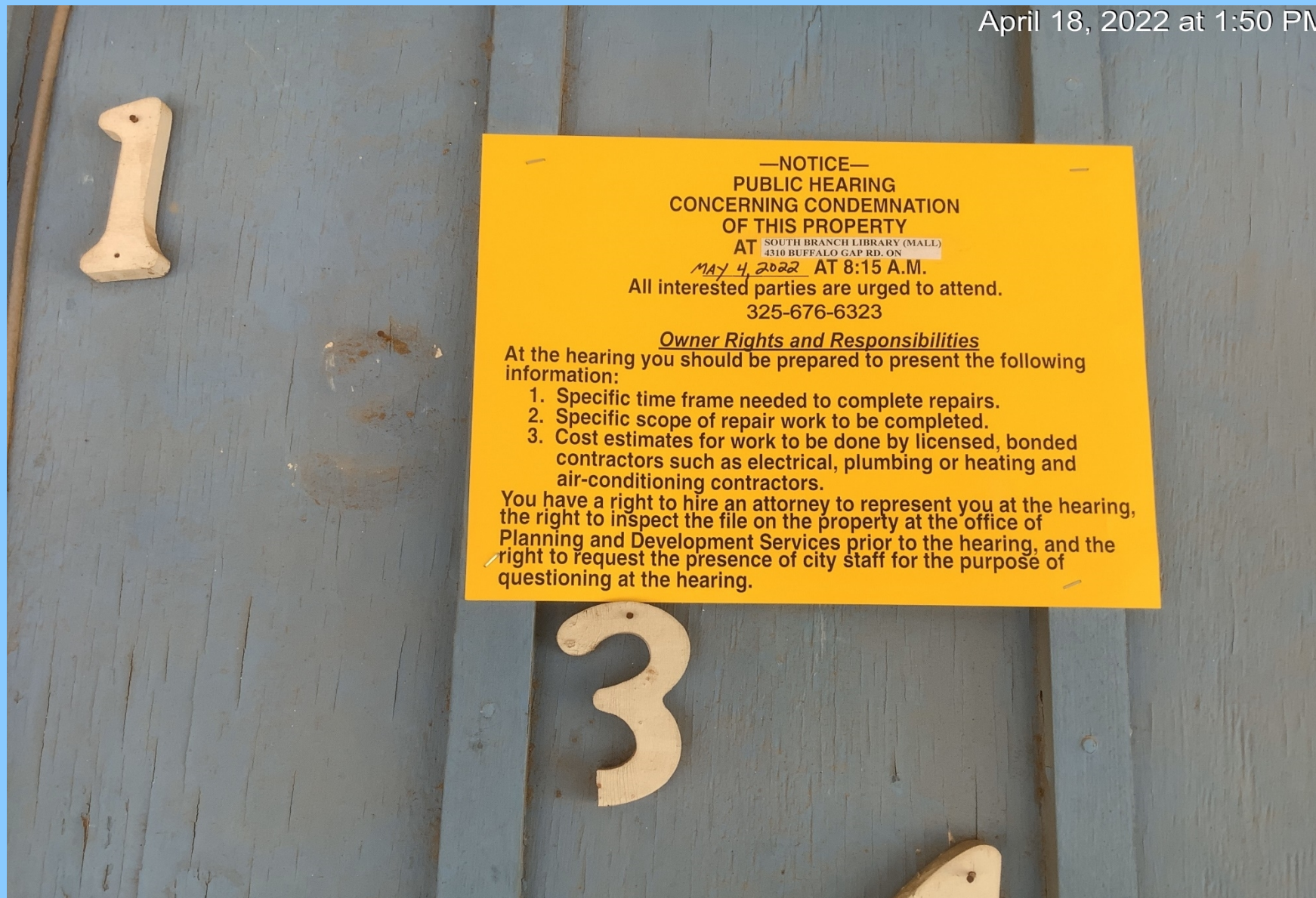
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Mike Logston** as the owner.
- **TAYLOR COUNTY**– Shows **Mike Logston** 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 **December 2010**
- Search reveals **Mike Logston** to be the owner.



Public Notice

April 18, 2022 at 1:50 PM



—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY

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

MAY 4, 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 West Side



Rear East Side



South Side



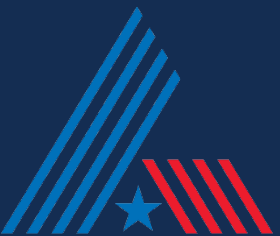
North Side



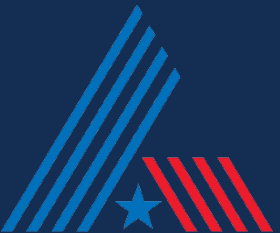
Substandard Code Violations

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

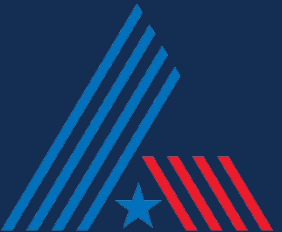
- (1) INADEQUATE SANITATION CHAPTER 8, SEC. 8-554
- (2) STRUCTURAL HAZARD CHAPTER 8, SEC. 8-554
- (3) NUISANCE CHAPTER 19-15
- (4) HAZARDOUS ELECTRICAL WIRING CHAPTER 8, SEC. 8-554
- (7) FAULTY WEATHER PROTECTION CHAPTER 8; SEC.



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8; Sec.



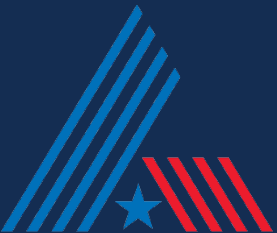
Inadequate Sanitation Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



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.
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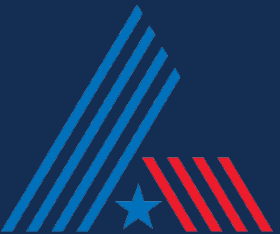
Staff Recommendation:

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 1334 Poplar St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 5/4/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000094: 2009 Over St. (G W MURFEE, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Rodriguez, John Robert

GENERAL INFORMATION

Owner: Rodriguez, John Robert
Sq Ft: 972
Structural: Poor
Foundation: P
Value: \$31,808
Total Value: \$34,658
Delinquent Tax: \$2406.09

SPECIAL CONSIDERATIONS

September 18, 2020 – Property sold. New owner made contact with the City inquiring about the process to obtain permits to begin repairs.

January 26, 2021 – Owner obtained a general building permit to begin repairs.

July 24, 2021 – Permit expired, and project was closed by the City due to lack of progress. No inspections were ever completed.

January 13, 2022 – Stop work order placed on the structure to ensure additional alterations or repairs were not performed without permits.

February 14, 2022 – Property was approved for condemnation.

February 21, 2022 – Initial notice of condemnation was sent to the property owner via regular and certified mail.

April 12, 2022 – Property was secured by the City due to no response from the owner.

April 18, 2022 – Notice of May Board of Building Standards hearing sent via regular and certified mail.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

- (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
- (7) Faulty weather protection Chapter 8; Sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on May 4, 2022.

ATTACHMENTS:

- 1. 20220504 22-000094_2009 Over St. 20220504 22-000094_2009 Over St..pptx

CASE # 22-000094

2009 Over St.



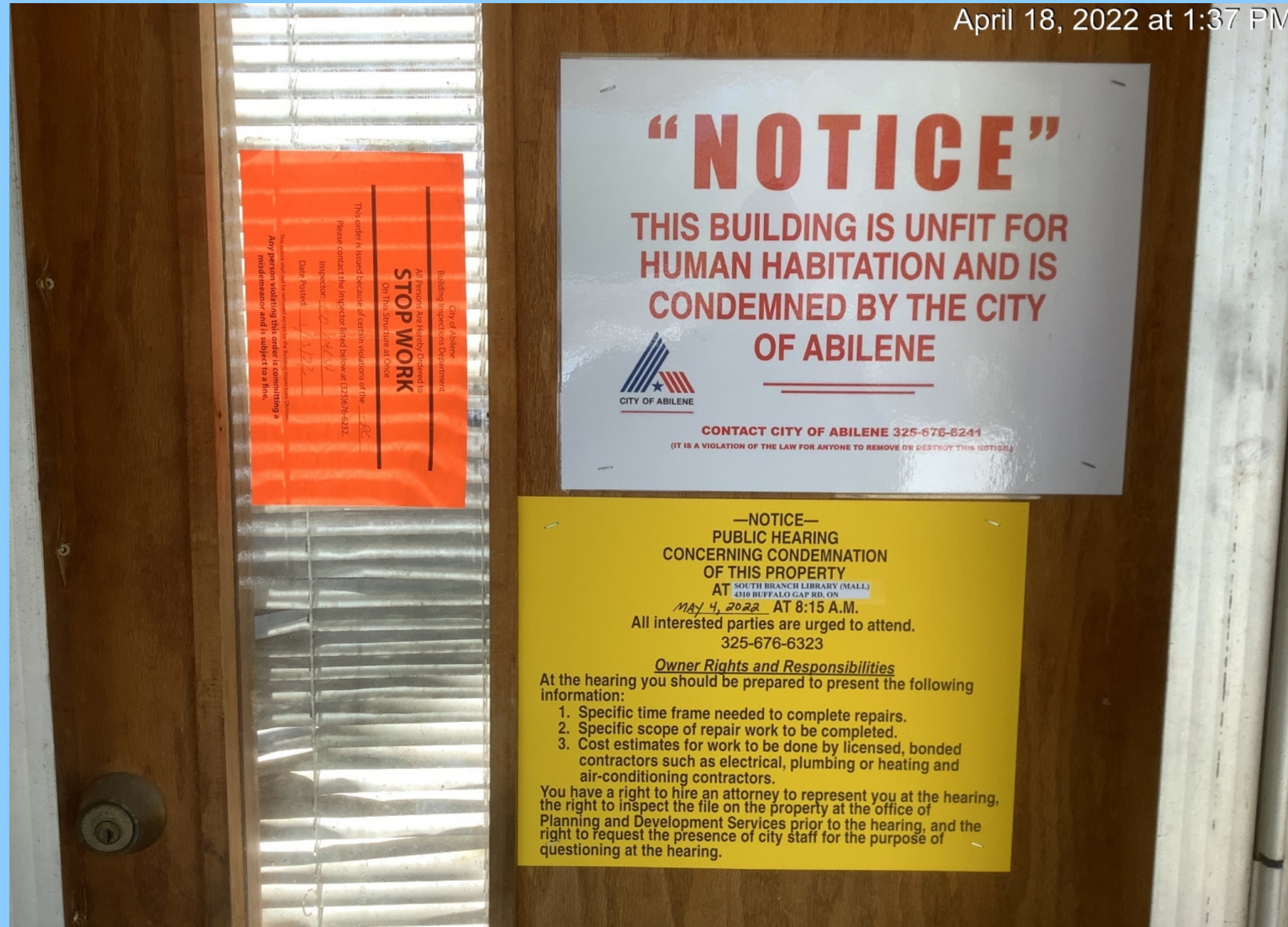
CHECKLIST FOR RECORDS SEARCH

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



Public Notice

April 18, 2022 at 1:37 PM



Front North Side



Rear South Side



West Side



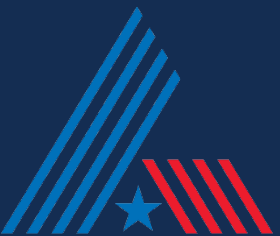
East Side



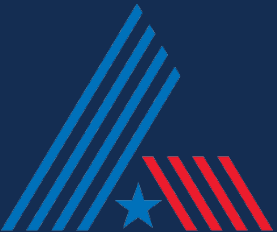
Substandard Code Violations

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

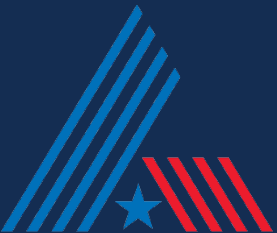
- (1) INADEQUATE SANITATION CHAPTER 8, SEC. 8-554
- (2) STRUCTURAL HAZARD CHAPTER 8, SEC. 8-554
- (3) NUISANCE CHAPTER 19-15
- (4) HAZARDOUS ELECTRICAL WIRING CHAPTER 8, SEC. 8-554
- (5) HAZARDOUS PLUMBING CHAPTER 8, SEC. 8-554
- (7) FAULTY WEATHER PROTECTION CHAPTER 8; SEC.



Structural Hazard Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



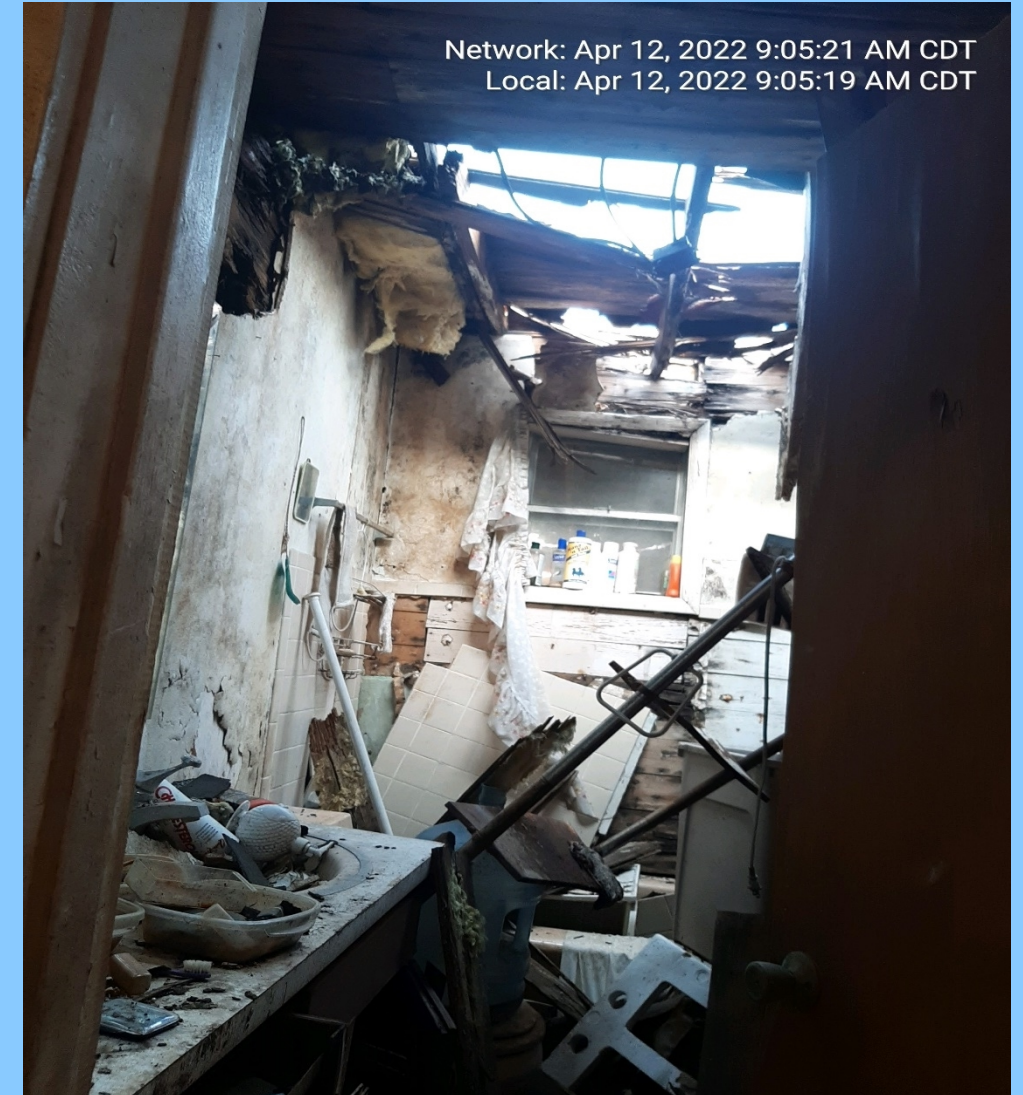
Nuisance Chapter 19-15 (Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Inadequate Sanitation Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8; Sec.



Timeline of Events

- **September 18, 2020** – Property sold. New owner made contact with the City inquiring about the process to obtain permits to begin repairs.
- **January 26, 2021** – Owner obtained a general building permit to begin repairs.
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- **April 18, 2022** – Notice of May Board of Building Standards hearing sent via regular and certified mail.



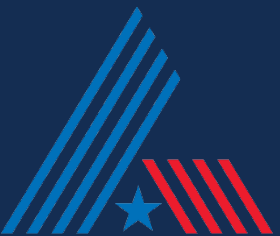
Staff Recommendation:

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 2009 Over St. presentation

