



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 August 3, 2022 at 8:15 a.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

- A. Public hearing and possible approval of July 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. 21-001757: 774 E. HWY 80 (RADFORD HILLS SEC 3 CONT 1, BLOCK 4, LOT 1, TAYLOR COUNTY, TEXAS) Owner: TRAVERS HOLDINGS LLC**
- B. **Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-001873: 2925 Swenson St. (A B HOHERTZ N/2 OF 1 DELLIS & PAXTON, BLOCK 2, LOT 20, TAYLOR COUNTY, TEXAS), Owner: Garcia, Humberto Romero**
- C. **Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000843: 1917 Swenson St. (COLLEGE HEIGHTS, BLOCK 36, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Gardner, Laura**

- D. **Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-001150:
458/460 Merchant St. (1 & N35 OF LT 2 205 2 A STEFFENS OT ABL, TAYLOR
COUNTY, TEXAS), Owner: Moreno, Joseph S**

EXECUTIVE SESSION

- A. *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: 551.071 (Consultation with Attorney)*

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 29th day of July, 2022, at 8:20 a.m.

Shawna Atkinson, TRMC, CMC
City Secretary



**Board of Building Standards
Agenda Memo**

Meeting Date:8/3/2022

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 07.06.2022 BOBS mins

07.06.2022 BOBS mins.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
July 6, 2022 8:15 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

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
Mr. Chad Sears, Assistant Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Clay Door, Code Enforcement Division Manager
Mr. Josh Mares, Code Enforcement Officer
Mr. Christopher Raish, Code Enforcement Officer
Mr. Ricky Wright, Code Enforcement Officer
Ms. Christi Jones, Administrative Assistant

Others Present: Ms. Suny Woodard
Mr. Joshua Brown
Mr. David Tedford
Mr. Tyler Hamilton

CALL TO ORDER

Mr. Beard called the meeting to order at 8:40 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, June 1, 2022, were provided in advance to Board Members for review.

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

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

NAYS: None

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000354: 2112 Ambler Ave. (SEARS PARK, BLOCK 1, LOT 16 & 17, TAYLOR COUNTY, TEXAS), Owner: Joy Oral D

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

Dr. Paris made a motion to remove this case from the table 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:

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. Ms. Suny Woodard spoke on behalf of her father, Samuel Lopez, owns the property next door 2102 Ambler Ave. Ms. Woodard stated she had spoken to Ms. Joy but the parties couldn't come to an agreement on resolving issues with the property. Ms. Woodard stated the large bee hive behind the property had been removed. The board discussed with Ms. Woodard about the cost of structure damages to the foundation at 2102 Ambler Ave, and there being no speakers, 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. Allred, 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. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000384:

2829 S 2nd St. (SCOTT HIGHWAY PLACE, BLOCK 5, LOT 4, TAYLOR COUNTY, TEXAS) Owner: Tedford, L D % Nicholas Tedford

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. Joshua Brown spoke to the board about he has purchased the property from the owner Mr. Nick Tedford. Mr. Brown stated he has a bill of sell but doesn't have the deed. Mr. Brown is wanting to fix up the property but can't because he can't obtain permits with out the deed.

Mr. David Tedford spoke to the board on behalf of the owner Mr. Nicholas Tedford, was allegedly on phone during meeting. Mr. Tedford would like to fix the property up but if it is demolished he would like to put a prefabricated home on the property. Mr. Tedford sold the property to Mr. Brown makes that a civil matter.

Mr. Tyler Hamilton, owns the property across the street 2818 S 2nd St, spoke to the board about the property being a nuisance. Mr. Hamilton stated for the last 5 years this property has been a problem to his business, individuals staying at the property bothering him and his customers. The board discussed with Mr. Hamilton about the problems with the property have been better since the city secured the property from individuals coming and going from it.

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

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. Turner, Mr. Schroeder

NAYS: Mr. Beard

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. Turner, Mr. Schroeder

NAYS: Mr. Beard

Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-001295: 741 Mesquite St. (17 147 LEWIS OT 1 ABL TIF#1, TAYLOR COUNTY, TEXAS) Owner: Greer, James S

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 legal boundaries. Legal stated it is best to give an order instead of tabling a case. This gives owner notice and every opportunity to try and work with the owner. Then the case comes back to the board if there is no contact or nothing done by owner.

Dr. Paris made a motion that the owner is ordered to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits and was seconded by Mr. Turner, Motion passed.

AYES Dr. Paris, Mr. Allred, Mr. 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 9:37 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 8/3/2022

TO:

FROM:

SUBJECT: 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

GENERAL INFORMATION

Owner: Travers Holdings LLC
Sq Ft: 32,604
Structural: Poor
Foundation: S
Value: \$197,400
Total Value: \$242,834
Delinquent Tax: \$6,047.76

SPECIAL CONSIDERATIONS

June 10, 2021 – Property was condemned
June 15, 2021 – Initial notice of condemnation, 30/60 Letter sent.
June 16, 2021 – Utility shut-off letters sent
June 18, 2021 – Phone call with property manager. Confirmed he received the notice, and stated he was in the middle of trying to sell the property.
June 21, 2021 – Email from property manager confirming he was in contact with the City, and would assure us that the property would be maintained, and they would have private security patrolling the property. Reiterated the intent to sell the property. Response sent informing him he would be allotted some time to sell the property.
March 9, 2022 – No further update from the owner regarding the sale of the property. Updated photos were taken.
March 11, 2022 – Notice of April Board of Building Standards hearing sent.

April 6, 2022 – Board of Building Standards hearing ordered 30/60.

April 7, 2022 – Sent notice of Board decision to owner via certified and regular mail.

May 2, 2020 – Building permit application submitted, however no plan of action was included.

July 15, 2022 – Sent notice of August Board of Building Standards hearing via regular and certified mail.

August 3, 2022 – Phone call with owner. He stated he would not be able to attend the Board of Building Standards hearing on August 3, 2022. He was informed that it would be beneficial to have at least a representative there to speak on his behalf if he was wanting to request an extension. He went on to explain that he did submit a building permit application, but he was waiting on an asbestos survey to be completed. He also stated that the veterans organization that was trying to buy the property was currently still awaiting their funding. Owner was advised to get in contact with them as well, and encourage them to attend the meeting so that they may provide an update. Owner was also reminded that a plan of action with cost estimates to repair the property was required in order to complete the permit process.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

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

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554
- (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 August 3, 2022.

ATTACHMENTS:

- | | | |
|----|----------------------------------|--------------------------------------|
| 1. | 01 Slides Intro | 01 Slides Intro.pptx |
| 2. | 20220803_21-001757_774 E. Hwy 80 | 20220803_21-001757_774 E. Hwy 80.pdf |

BOARD OF BUILDING STANDARDS

August 3, 2022



PUBLIC NOTICE – August 3, 2022 MEETING

- A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, August 3, 2022 in the Council Chambers of City Hall, located at 555 Walnut St, Abilene, Texas, to consider the following properties on the agenda: 774 E. HWY 80 Abilene, TX 79601, 2925 Swenson St. Abilene, TX 79603, 1917 Swenson St. Abilene, TX, and 458/460 Merchant St. Abilene, TX 79603. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



CASE # 21-001757

774 E. Hwy 80



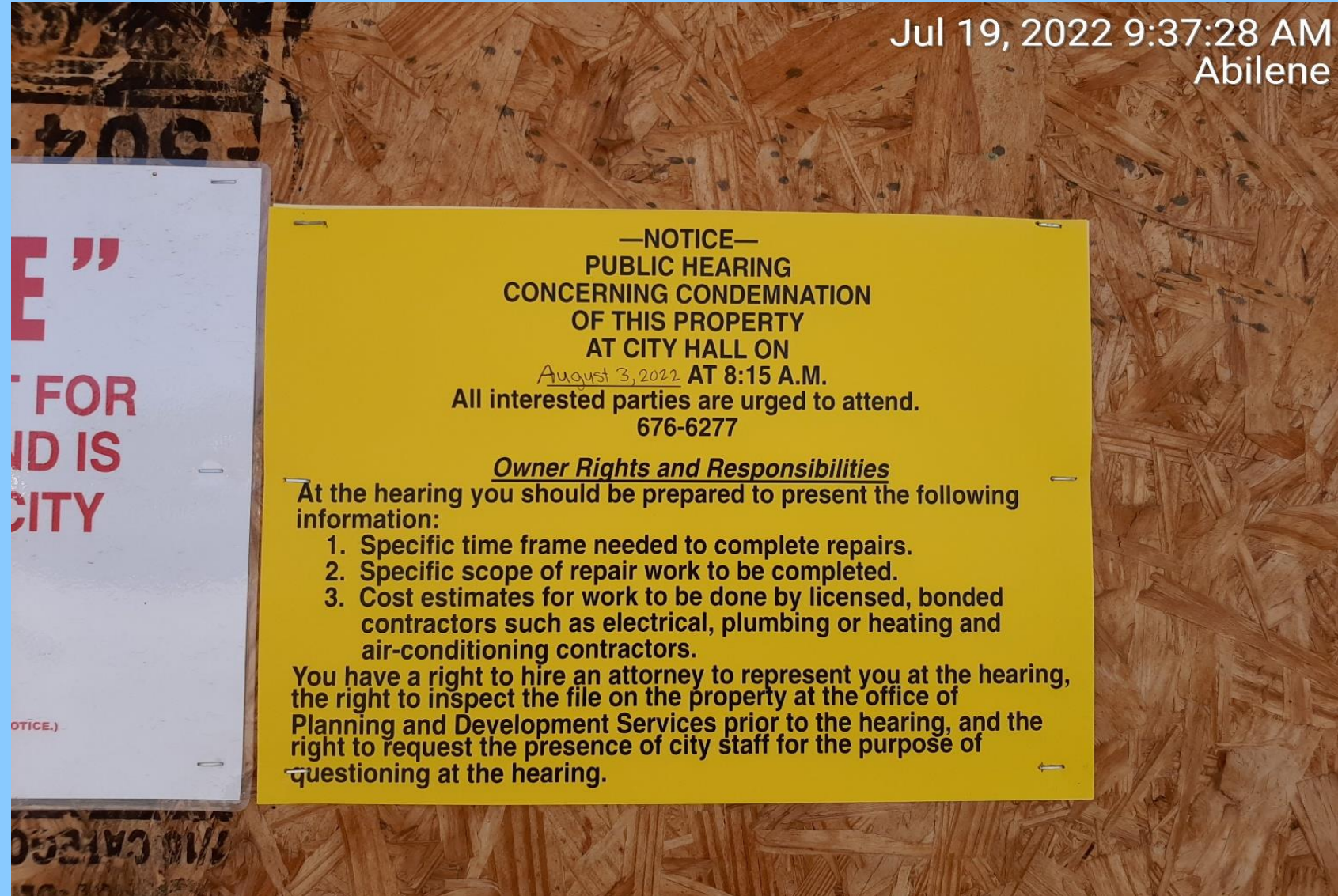
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Special Warranty Deed naming **Travers Holdings LLC** as the owner.
- **TAYLOR COUNTY** – Shows **Travers Holdings LLC** to be the owner.
- **SECRETARY OF STATE** – Shows **Capitol Corporate Services Inc.** to be the registered agent.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable.
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since January 2020.
- Search reveals **Travers Holdings LLC** to be the owner.



Public Notice

Jul 19, 2022 9:37:28 AM
Abilene



Front South Side

Jul 19, 2022 9:35:00 AM
Abilene



Rear North Side



East Side

Mar 9, 2022 1:37:39 PM
Abilene



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
- (10) INADEQUATE EXITS CHAPTER 8, SEC. 8-554



Nuisance Chapter 19-15 (Exterior Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Mechanical Equipment Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Inadequate Exits Chapter 8, Sec. 8-554



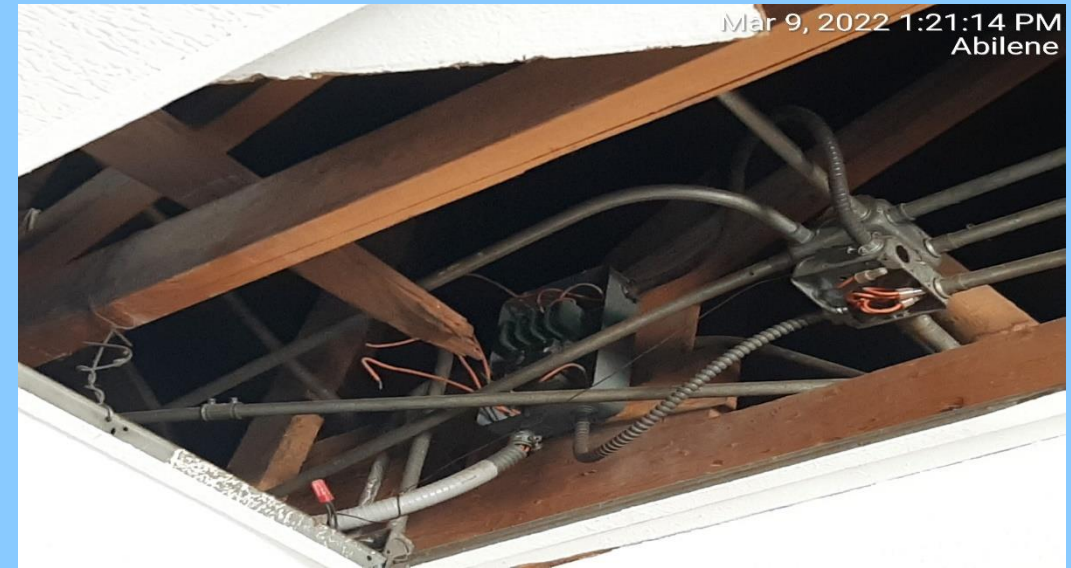
Inadequate Sanitation Chapter 8, Sec. 8-554



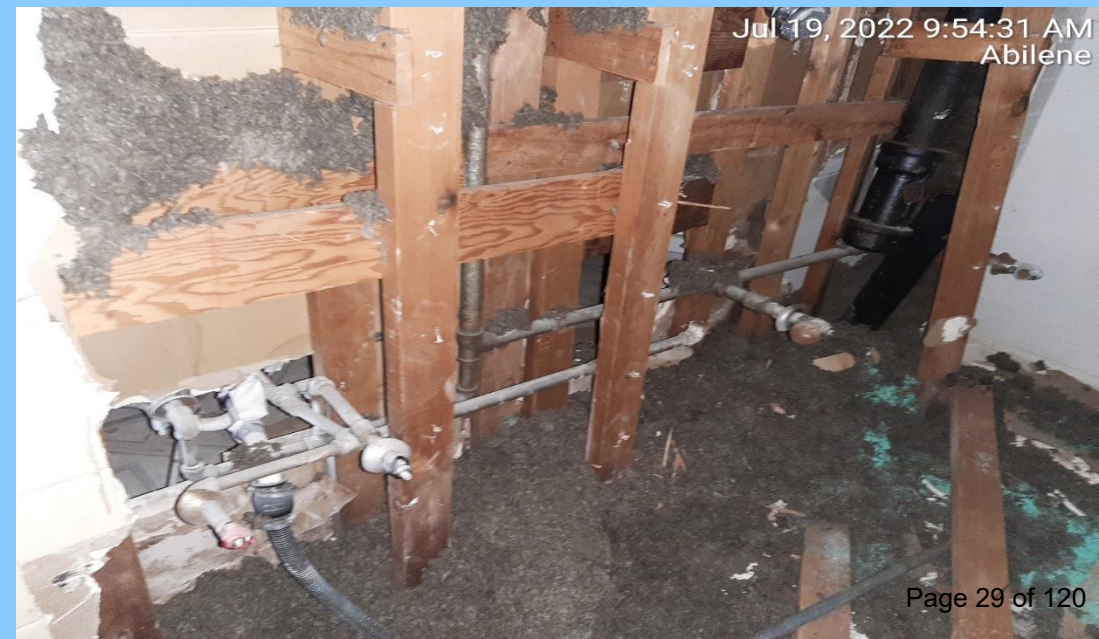
Nuisance Chapter 19-15 (Interior Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



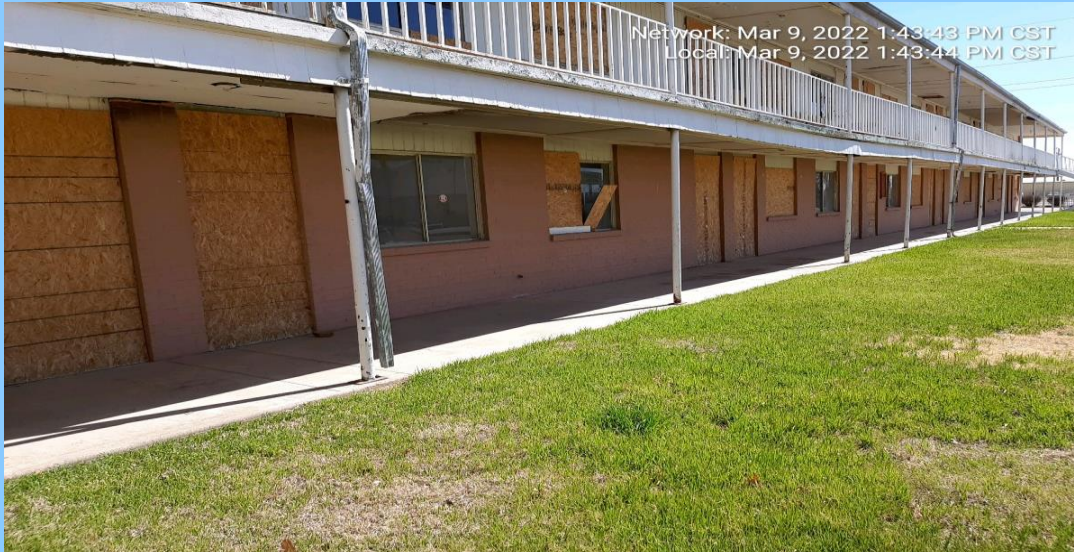
Hazardous Plumbing Chapter 8, Sec. 8-554



Hazardous Mechanical Equipment Chapter 8, Sec. 8-554



East Side Units



Mar 9, 2022 1:46:22 PM
Abilene



Mar 9, 2022 1:46:14 PM
Abilene



Inadequate Exits Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Exterior/Interior Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



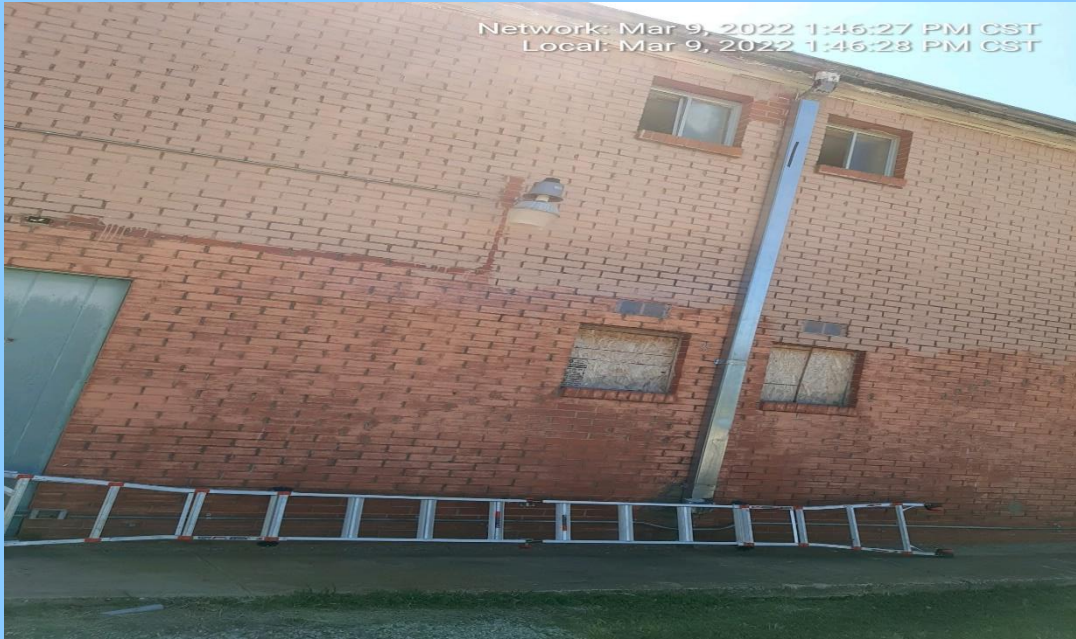
North Side Units



Inadequate Exits Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Exterior/Interior Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



West Side Units



Inadequate Exits Chapter 8, Sec. 8-554



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Exterior/Interior Dilapidation)



Inadequate Sanitation Chapter 8, Sec. 8-554



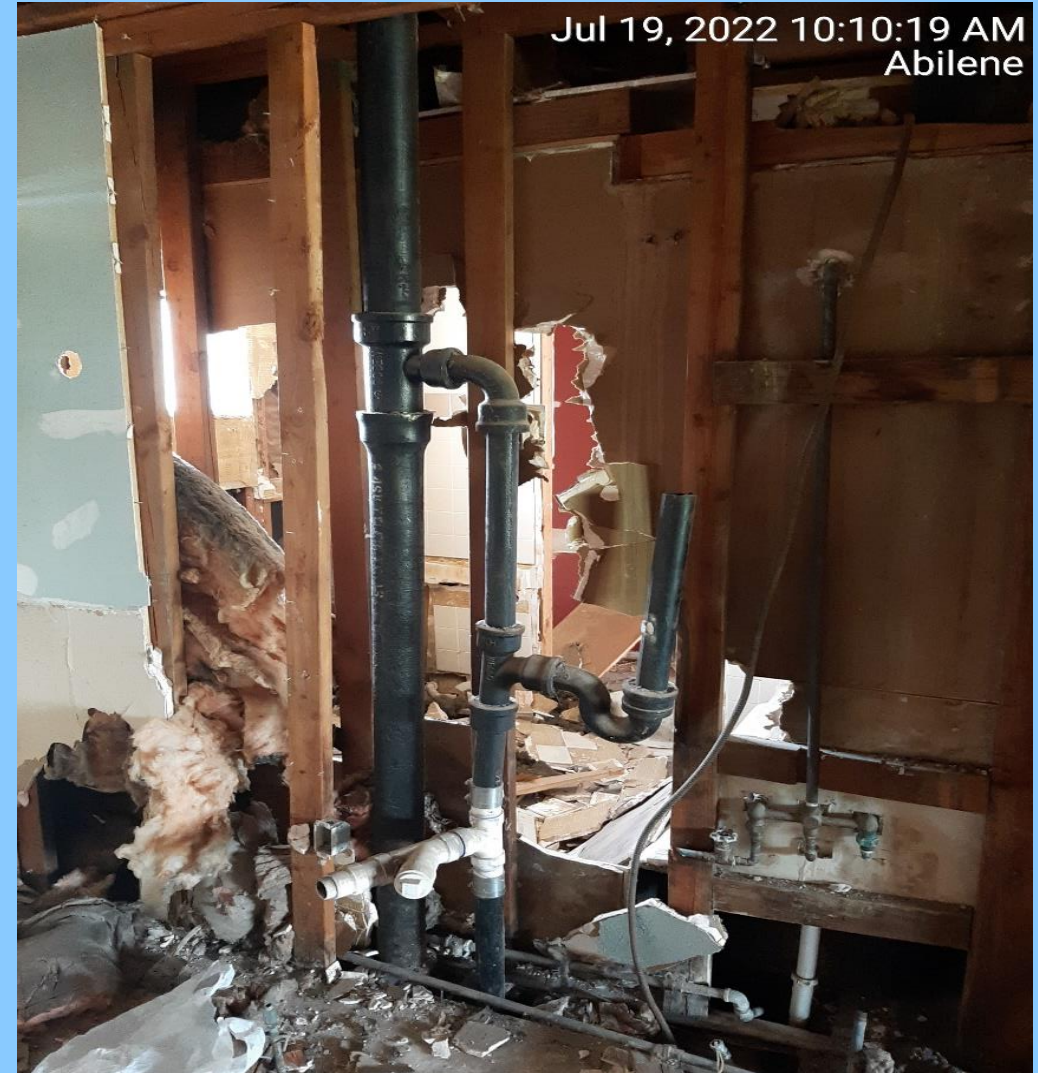
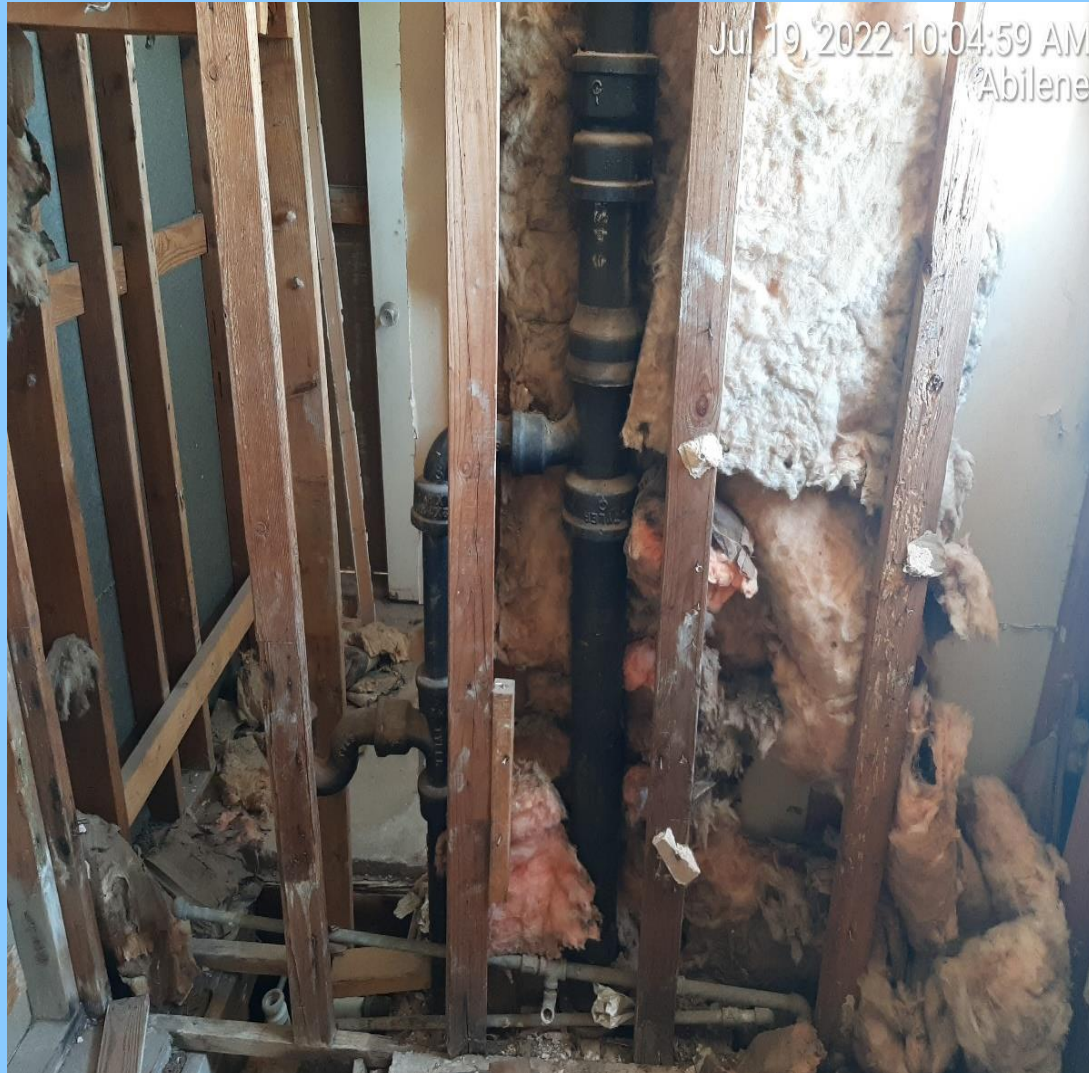
Structural Hazard Chapter 8, Sec. 8-554



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Hazardous Mechanical Equipment Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Timeline of Events

- **June 10, 2021** – Property was condemned
- **June 15, 2021** – Initial notice of condemnation, 30/60 Letter sent.
- **June 16, 2021** – Utility shut-off letters sent
- **June 18, 2021** – Phone call with property manager. Confirmed he received the notice, and stated he was in the middle of trying to sell the property.
- **June 21, 2021** – Email from property manager confirming he was in contact with the City, and would assure us that the property would be maintained, and they would have private security patrolling the property. Reiterated the intent to sell the property. Response sent informing him he would be allotted some time to sell the property.
- **March 9, 2022** – No further update from the owner regarding the sale of the property. Updated photos were taken.
- **March 11, 2022** – Notice of April Board of Building Standards hearing sent.



Timeline of Events

- **April 6, 2022** – Board of Building Standards hearing ordered 30/60.
- **April 7, 2022** – Sent notice of Board decision to owner via certified and regular mail.
- **May 2, 2020** – Building permit application submitted, however no plan of action was included.
- **July 15, 2022** – Sent notice of August Board of Building Standards hearing via regular and certified mail.
- **July 21, 2022** – Phone call with owner. He stated he would not be able to attend the Board of Building Standards hearing on August 3, 2022. He was informed that it would be beneficial to have at least a representative there to speak on his behalf if he was wanting to request an extension. He went on to explain that he did submit a building permit application, but he was waiting on an asbestos survey to be completed. He also stated that the veterans organization that was trying to buy the property was currently still awaiting their funding. Owner was advised to get in contact with them as well, and encourage them to attend the meeting so that they may provide an update. Owner was also reminded that a plan of action with cost estimates to repair the property was required in order to complete the permit process.



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 774 E. Hwy 80 presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 8/3/2022

TO:

FROM:

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-001873: 2925 Swenson St. (A B HOHERTZ N/2 OF 1 DELLIS & PAXTON, BLOCK 2, LOT 20, TAYLOR COUNTY, TEXAS),
Owner: Garcia, Humberto Romero**

GENERAL INFORMATION

Owner: Garcia, Humberto Romero
Sq Ft: 804
Structural: Poor
Foundation: P
Value: \$9,260
Total Value: \$11,185
Delinquent Tax: \$0

SPECIAL CONSIDERATIONS

December 14, 2021 – Affidavit of condemnation recorded at county clerk.
December 20, 2021 – Utility shut-off letters sent
December 21, 2021 – Notice of condemnation sent
March 1, 2022 – Property purchased at delinquent tax auction
March 21, 2022 – Sent notice of condemnation to new owner
May 9, 2022 – No contact from new owner
May 12, 2022 – Notice of June Board of Building Standards hearing sent to property owner and posted on structure.
May 18, 2022 – Email from neighbor stating new owner was looking into demo. Owner hasn't contacted City about his plan
June 1, 2022 – Board of Building Standards hearing. Board ordered to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair or demolition, and costs

estimates.

June 3, 2022 – Mailed board decision via regular and certified mail.

June 30, 2022 – Application submitted for demolition permit.

July 12, 2022 – Phone call with property owner. Stated a demolition permit was pulled. Record shows that application was submitted, however permit has not been approved due to payment pending. Owner stated that he was thinking about selling the property, and wanted to know if he had more time to do so. He was reminded of the board order to either pull a permit to demolish or repair with a plan of action and cost estimates. He was also informed the case would return to the August Board of Building Standards hearing where he can request the extension.

July 15, 2022 – Notice of August Board of Building Standards hearing sent via regular and certified mail.

July 20, 2022 – Phone call from owner stating he decided he was just going to demolish the structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on August 3, 2022.

ATTACHMENTS:

1. 20220803_21-001873_2925 Swenson St. 20220803_21-001873_2925 Swenson St..pptx

CASE #21-001873

2925 Swenson St.



CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Sheriff Deed naming **Humberto Garcia Romero** as the owner.
- **TAYLOR COUNTY**– Shows **Humberto Garcia Romero** 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 **May 2016**
- Search reveals **Humberto Garcia Romero** to be the owner.



Public Notice

Jul 20, 2022 2:55:13 PM
Abilene

**—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON**

August 3, 2022 **AT 8:15 A.M.
All interested parties are urged to attend.
676-6277**

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
- (10) Inadequate Exits Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Inadequate Exits. Chapter 8, Sec. 8-554



Inadequate Sanitation 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

- **December 14, 2021** – Affidavit of condemnation recorded at county clerk.
- **December 20, 2021** – Utility shut-off letters sent
- **December 21, 2021** – Notice of condemnation sent
- **March 1, 2022** – Property purchased at delinquent tax auction
- **March 21, 2022** – Sent notice of condemnation to new owner
- **May 9, 2022** – No contact from new owner
- **May 12, 2022** – Notice of June Board of Building Standards hearing sent to property owner and posted on structure.
- **May 18, 2022** – Email from neighbor stating new owner was looking into demo. Owner hasn't contacted City about his plan



Timeline of Events

- **June 1, 2022** – Board of Building Standards hearing. Board ordered to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair or demolition, and costs estimates.
- **June 3, 2022** – Mailed board decision via regular and certified mail.
- **June 30, 2022** – Application submitted for demolition permit.
- **July 12, 2022** – Phone call with property owner. Stated a demolition permit was pulled. Record shows that application was submitted, however permit has not been approved due to payment pending. Owner stated that he was thinking about selling the property, and wanted to know if he had more time to do so. He was reminded of the board order to either pull a permit to demolish or repair with a plan of action and cost estimates. He was also informed the case would return to the August Board of Building Standards hearing where he can request the extension.
- **July 15, 2022** – Notice of August Board of Building Standards hearing sent via regular and certified mail.
- **July 20, 2022** – Phone call from owner stating he decided he was just going to demolish the structure.



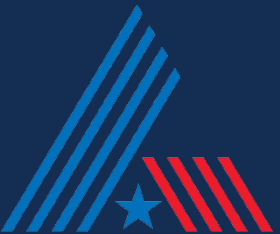
Staff Recommendation:

Findings:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Order:

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



End of 2925 Swenson St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 8/3/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-000843: 1917 Swenson St. (COLLEGE HEIGHTS, BLOCK 36, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Gardner, Laura

GENERAL INFORMATION

Owner: Gardner, Laura
Sq Ft: 932
Structural: Poor
Foundation: P
Value: \$57,902
Total Value: \$50,747
Delinquent Tax: \$956.18

SPECIAL CONSIDERATIONS

March 28, 2022 – Dilapidated structure case opened.

March 29, 2022 – Found individuals staying in house without water or electric. Shed also inhabited. Made contact with friend of property owner at another residence. Explained situation at other house. Said they would get vagrants out, and told me that no one belongs at the property.

March 30, 2022 – Report of vagrants running extension cord to next door residence to get electricity.

March 31, 2022 – Spoke to property owner and explained what needed to happen. At that time she admitted to letting someone inhabit the shed in the backyard.

April 5, 2022 – Another complaint of people and dogs at the property, people going in and out of the house with flashlights, stealing electric and water from neighbors. Neighbor reported seeing a woman bringing a baby to the residence.

April 5, 2022 – Property owner restarted the eviction process. At one time she had an agreement

with one individual to inhabit the house.

April 8, 2022 - Attempted to call 2x property owner, no answer. Visited property with 3 additional code officers. Made contact with many individuals at property. Asked occupants to prove they had authority to occupy property, which they could not. Two individuals vacated the property and went to neighboring property. Were told to stop running power through extension cords from neighbors. Made contact with individual that was living in the shed in the backyard. We asked him to leave, which he did. We got permission from the house occupants to enter the premises. We found deplorable conditions. In addition, I found drug paraphernalia, as well as baby bottles in the freezer. The female occupant confirmed there was a 3 month old on this property. This was reported Child Protective Services today. I found a hand written notice to vacate placed by the property owner on the backdoor of the property that was dated today. The occupants said they were packing up to leave. I placed a condemnation sign of the front of the structure.

April 11, 2022 - Received an email from Marshal on Sunday 4/10 informing that they made contact with 3 individuals and arrested one for criminal trespass at this location.

April 11, 2022 – Affidavit of condemnation recorded at county clerk

April 12, 2022 – Walked through property with CPS agent and then with help of contractor performed emergency securement.

April 19, 2022 – Condemnation notice and utility shut-off letters sent.

May 2, 2022 – Received complaint of vagrants possibly still being at property. Inspected the house and found it to still be secure. The shed was partially torn down but still looked like vagrants could be using it. I spoke to the property owner's father and he agreed to tear down the shed. The shed was down two days later.

May 12, 2022 – Notice of Board of Building Standards hearing sent to property owner and posted on structure.

May 17, 2022 – Met with father of property owner; brought him a plan of action and explained how to complete it. Recommended he complete plan of action and be prepared to present his plans to Board of Building Standards. He explained to me he has qualifications and means to repair house.

June 1, 2022 – Board of Building Standards hearing ordered 30/60.

June 3, 2022 – Mailed board decision via regular and certified mail.

July 1, 2022 - Phone call from Laura Gardner and contractor Don Peterson requesting an extension to submit POA. She stated that she was dealing with her father being injured, and she has not been able to submit anything. I re-explained to them the requirements of the paperwork that needed to be submitted, and approved for them to have a 10 day extension. We exchanged contact information, and I told them I would contact them on July 11, 2022. Mr. Peterson stated he would have everything submitted by then.

July 15, 2022 – Sent notice of August Board of Building Standards hearing via regular and certified mail to owner.

July 22, 2022 – Met with property owner at the home to take photos of the inside. Notice significant progress made with the clean up of the interior of the structure. Owners were encouraged to attend the meeting.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on August 3, 2022.

ATTACHMENTS:

1. 20220803_22-000843_1917 Swenson St 20220803_22-000843_1917 Swenson St.pptx

CASE #22-000843

1917 Swenson 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 **Laura Gardner** as the owner.
- **TAYLOR COUNTY**– Shows **Laura Gardner** 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 2021**
- Search reveals **Laura Gardner** to be the owner.



Public Notice

Jul 20, 2022 3:10:25 PM
Abilene

**—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON**

August 3, 2022 AT 8:15 A.M.

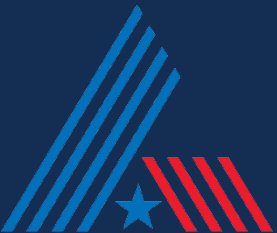
All interested parties are urged to attend.
676-6277

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.



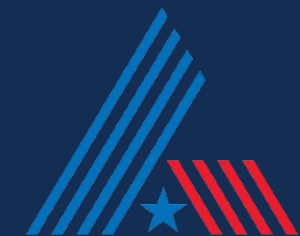
Front West Side



Rear East Side



Network: Apr 8, 2022 11:23:15 AM CDT
Local: Apr 8, 2022 11:23:13 AM CDT



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
- (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
- (10) INADEQUATE EXITS. CHAPTER 8, SEC. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



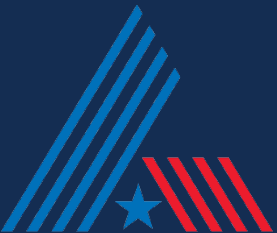
Inadequate Exits Chapter 8, Sec. 8-554



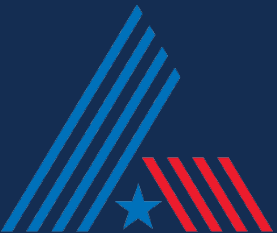
Inadequate Sanitation Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



HAZARDOUS ELECTRICAL WIRING CHAPTER 8, SEC. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Timeline of Events

- **March 28, 2022** – Dilapidated structure case opened.
- **March 29, 2022** – Found individuals staying in house without water or electric. Shed also inhabited. Made contact with friend of property owner at another residence. Explained situation at other house. Said they would get vagrants out, and told me that no one belongs at the property.
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- **March 31, 2022** – Spoke to property owner and explained what needed to happen. At that time she admitted to letting someone inhabit the shed in the backyard.
- **April 5, 2022** – Another complaint of people and dogs at the property, people going in and out of the house with flashlights, stealing electric and water from neighbors. Neighbor reported seeing a woman bringing a baby to the residence.
- **April 5, 2022** – Property owner restarted the eviction process. At one time she had an agreement with one individual to inhabit the house.



Timeline of Events

- **April 8, 2022** - Attempted to call 2x property owner, no answer. Visited property with 3 additional code officers. Made contact with many individuals at property. Asked occupants to prove they had authority to occupy property, which they could not. Two individuals vacated the property and went to neighboring property. Were told to stop running power through extension cords from neighbors. Made contact with individual that was living in the shed in the backyard. We asked him to leave, which he did. We got permission from the house occupants to enter the premises. We found deplorable conditions. In addition, I found drug paraphernalia, as well as baby bottles in the freezer. The female occupant confirmed there was a 3 month old on this property. This was reported Child Protective Services today. I found a hand written notice to vacate placed by the property owner on the backdoor of the property that was dated today. The occupants said they were packing up to leave. I placed a condemnation sign of the front of the structure.
- **April 11, 2022** - Received an email from Marshal on Sunday 4/10 informing that they made contact with 3 individuals and arrested one for criminal trespass at this location.
- **April 11, 2022** – Affidavit of condemnation recorded at county clerk
- **April 12, 2022** – Walked through property with CPS agent and then with help of contractor performed emergency securement.



Timeline of Events

- **April 19, 2022** – Condemnation notice and utility shut-off letters sent.
- **May 2, 2022** – Received complaint of vagrants possibly still being at property. Inspected the house and found it to still be secure. The shed was partially torn down but still looked like vagrants could be using it. I spoke to the property owner's father and he agreed to tear down the shed. The shed was down two days later.
- **May 12, 2022** – Notice of Board of Building Standards hearing sent to property owner and posted on structure.
- **May 17, 2022** – Met with father of property owner; brought him a plan of action and explained how to complete it. Recommended he complete plan of action and be prepared to present his plans to Board of Building Standards. He explained to me he has qualifications and means to repair house.



Timeline of Events

- **June 1, 2022** – Board of Building Standards hearing ordered 30/60.
- **June 3, 2022** – Mailed board decision via regular and certified mail.
- **July 1, 2022** - Phone call from Laura Gardner and contractor Don Peterson requesting an extension to submit POA. She stated that she was dealing with her father being injured, and she has not been able to submit anything. I re-explained to them the requirements of the paperwork that needed to be submitted, and approved for them to have a 10 day extension. We exchanged contact information, and I told them I would contact them on July 11, 2022. Mr. Peterson stated he would have everything submitted by then.
- **July 15, 2022** – Sent notice of August Board of Building Standards hearing via regular and certified mail to owner.
- **July 22, 2022** – Met with property owner at the home to take photos of the inside. Notice significant progress made with the clean up of the interior of the structure. Owners were encouraged to attend the meeting.



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 1917 Swenson St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 8/3/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 22-001150: 458/460 Merchant St. (1 & N35 OF LT 2 205 2 A STEFFENS OT ABL, TAYLOR COUNTY, TEXAS), Owner: Moreno, Joseph S

GENERAL INFORMATION

Owner: Moreno, Joseph S
Sq Ft: 1884
Structural: Poor
Foundation: P
Value: \$13,361
Total Value: \$16791
Delinquent Tax: \$0

SPECIAL CONSIDERATIONS

May 3, 2022 – Property was condemned and Affidavit of Condemnation filed at the County Clerk.

May 12, 2022 – Condemnation Notice and 30/60 plan sent to property owner via regular and certified mail.

June 3, 2022 – Phone call from owner Joe Moreno requesting 60 day extension to try and sell the property. He was informed that an extension that long could not be granted without any proof of action or progress being made. Mr. Moreno was reminded that he had 30 days to submit a plan of action with cost estimates from the date that the letter was sent out (May 12). He was granted an extension to the end of the month of June.

July 1, 2022 – Phone call from Joe Moreno requesting another extension, stating he was out of town and was not able to deal with the selling of the house. I informed him that I did not have the authority to grant another extension, and that since no progress or action had been made

since he received his initial notices, I would need to take the case before the August Board of Building Standards hearing. Mr. Moreno was encouraged to attend the hearing to explain to the Board what his intentions were with the property.

July 15, 2022 – Mailed notice of August Board of Building Standards Hearing to the owner via regular and certified mail.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

- (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
- (10) Inadequate Exits. Chapter 8, Sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on August 3, 2022.

ATTACHMENTS:

1. 20220803_22-001150_458I460 Merchant St. 20220803_22-001150_458I460 Merchant St..pptx

CASE #22-001150

458/460 Merchant St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Joseph S Moreno** as the owner.
- **TAYLOR COUNTY**– Shows **Joseph S Moreno** 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 2018**
- Search reveals **Joseph S Moreno** to be the owner.



Public Notice

Jul 21, 2022 9:59:00 AM
Abilene

**—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON**

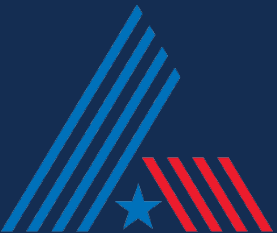
August 3, 2022 **AT 8:15 A.M.**
All interested parties are urged to attend.
325-676-6323

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



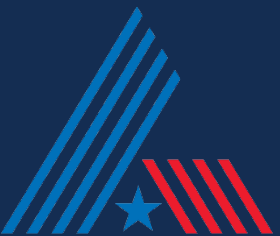
South Side



Substandard Code Violations

Pursuant To Chapter 8, Sec. 8-554 And Chapter 19, Sec 19-15 The Following Conditions Exist:

- (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
- (10) Inadequate Exits. Chapter 8, Sec. 8-554



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



Structural Hazard Chapter 8, Sec. 8-554

Faulty Weather Protection Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Inadequate Exits Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Timeline of Events

- **May 3, 2022** – Property was condemned and Affidavit of Condemnation filed at the County Clerk.
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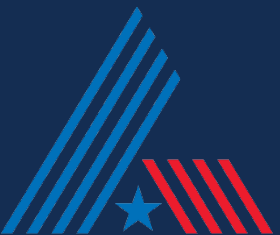
Staff Recommendation:

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 458/460 Merchant St. presentation

