



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 September 7, 2022, at 8:30 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 August 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. 21-002635: 2049 AMBLER AVE (SEARS PARK, BLOCK 36, LOT W46 OF LT 1 & 2, LESS N5 FT, TAYLOR COUNTY, TEXAS) Owner: JOEL T. LOYA**
- C. **Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004817: 4481 MAPLE ST. (A0866 SUR 67 B A L NW/4, ACRES 1.0, TAYLOR COUNTY, TEXAS) Owner: JONATHAN DEE & PENNY WESTRA**

- D. **Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004878: 309 FANNIN ST. (OAKWOOD ADDN, BLOCK 3, LOT S48 FT LT 11 & N11 FT LT 12, TAYLOR COUNTY, TEXAS) Owner: ROBERT GARCIA PRADO**

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:

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 2nd day of September, 2022, at 2:45 p.m.

Shawna Atkinson, TRMC, CMC
City Secretary



**Board of Building Standards
Agenda Memo**

Meeting Date:9/7/2022

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 08.03.2022 BOBS mins

08.03.2022 BOBS mins.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
August 3, 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. Jeremy McBrayer
Mr. Gary Webb
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
Mr. Stanley Smith, City Attorney
Mr. Clay Door, Code Enforcement Division Manager
Mr. Josh Mares, Code Enforcement Officer
Mr. Ricky Wright, Code Enforcement Officer
Ms. Christi Jones, Administrative Assistant

Others Present: Mr. Joe Moreno
Ms. Laura Gardner
Ms. Jami Shifflett
Mr. Keith Sproles
Mr. Donald Gardner
Ms. Michelle Thurston
Mr. Ernie Heyek

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, July 6, 2022, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the July minutes with correction. *Case No. 22-000384: 2829 S 2nd St. Dr. Paris made motion for public nuisance and order to demolish, and was seconded by Mr. Schroeder, motion passed.*

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

NAYS: None

Abstain: Mr. Webb

Mr. McBrayer arrived at this time.

AGENDA ITEMS & PUBLIC HEARINGS

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

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.

The Board Held Discussion: The board held a discussion with Mr. Van Watson about permits. Permits were applied for but the information needed to move forward on permits was never given to the city. The board also spoke with Mr. Mares about if the owner had reported any progress on the funding. The owner reported he is still working with the Veteran Group to acquire funding.

Public Hearing: Mr. Beard opened the public hearing. Mr. Keith Sproles (contractor) spoke to the board about he has secured the property again. The no trespassing signs had been stolen but they have been replaced and OSI Security is patrolling the property 3 times per night.

Ms. Jami Shifflett (realtor) spoke to the board about marketing the sale of the property. Ms. Shifflett stated she knows the Veteran Group is still trying to acquire the federal funding. The board spoke with Ms. Shifflett about the funding she stated she cannot say how or where the Veterans Group is at on the funding.

The board discussed what was said at the meeting on April 6, 2022 by Mr. Lieberman and Mr. Meslin. It was stated in the April meeting that the Veterans Group had acquired the funding for the property and project.

Mr. Sproles spoke about the asbestos survey, there are some hot spots but not very many.

Mr. Sproles stated the Veterans Group have paid earnest money and good faith monies toward the property and project. Mr. Sproles and Ms. Shifflett ask the board to postpone the decision on this until the next board meeting.

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

Mr. Mares read an email sent by Mr. Lieberman updating on funding. The Veteran Group is still trying to acquire funding at this time. Since funding has not come available he is still actively trying to sell the property. Mr. Lieberman stated in the email he is having trouble finding contractors at this time.

The Board Held Discussion: The board held a discussion with Mr. Mares about lack of progress.

Mr. Schroeder made a motion to table this case for 30 days and was seconded by Mr. Webb, motion passed.

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

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

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

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. McBrayer, Mr. Webb, 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. McBrayer, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. Beard

NAYS: None

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

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. Ms. Laura Gardner spoke to the board about her intent for the property. Ms. Michelle Thurston also spoke to the board about the plan of action and getting permits for electric and plumbing.

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

Mr. Allred made a motion that the owner is ordered to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits and was seconded by Mr. McBrayer, 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. 22-001150:
458/460 Merchant St. (1 & N35 OF LT 2 205 2 A STEFFENS OT ABL, TAYLOR COUNTY, TEXAS), Owner: Moreno, Joseph 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)

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. Joe Moreno spoke to the board about he is in the process of selling the property. Mr. Moreno stated that if the sale falls through on the property he will be able to demo the structure.

Mr. Ernie Heyek spoke to the board he is the person trying to buy the property. Mr. Heyek also stated he is going to demo the property once he has purchased it.

Public Hearing: There being no other 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. Schroeder, motion passed.

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

NAYS: None

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

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

NAYS: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:28 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 9/7/2022

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.

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.

August 3, 2022 – Board of Building Standards hearing. Board decision was to table the case until the next meeting.

August 9, 2022 – Board decision letters sent to owner and registered agent via regular and certified mail.

August 17, 2022 – Was informed property owner was requesting a list of “outstanding items” that were in need of repair at the property. Email sent to owner reminding him that the city did not provide such list, and said list would need to be obtained by receiving detailed estimates from licensed and certified contractors. Was reminded that the cost estimates needed to be submitted with the plan of action, along with any other paperwork or documents required from the permit technicians.

August 24, 2022 – Received an email from owner with new plan of action, cost estimates, and asbestos survey. Paperwork submitted for review.

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
- (6) Hazardous Mechanical Equipment Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (10) Inadequate Exits Chapter 8, Sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 7, 2022.

ATTACHMENTS:

1. 20220907_21-001757_774 E. Hwy 80 20220907_21-001757_774 E. Hwy 80.pdf

(Remove From Table)

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

Aug 22, 2022 2:22:33 PM
Abilene

NOTICE"

**LDING IS UNFIT FOR
HABITATION AND IS
MINED BY THE CITY
OF ABILENE**

CITY OF ABILENE 325-676-6241
(THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

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

AT 8:30 A.M.
September 7, 2022
All interested parties are urged to attend.
325-676-6323

Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

1. Specific time frame needed to complete repairs.
2. Specific scope of repair work to be completed.
3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.

You have a right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

Front South Side

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



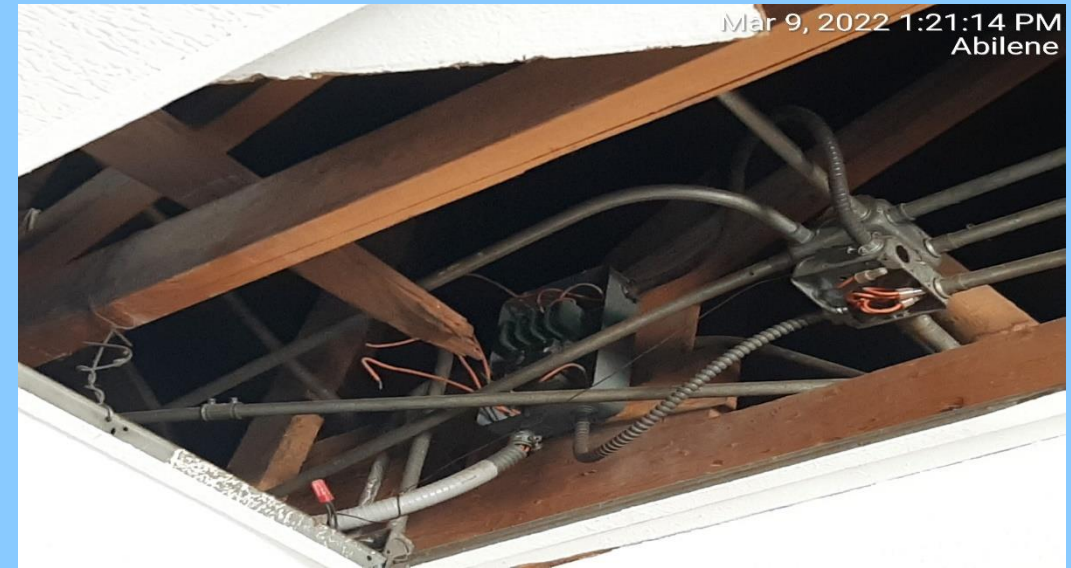
Inadequate Sanitation Chapter 8, Sec. 8-554



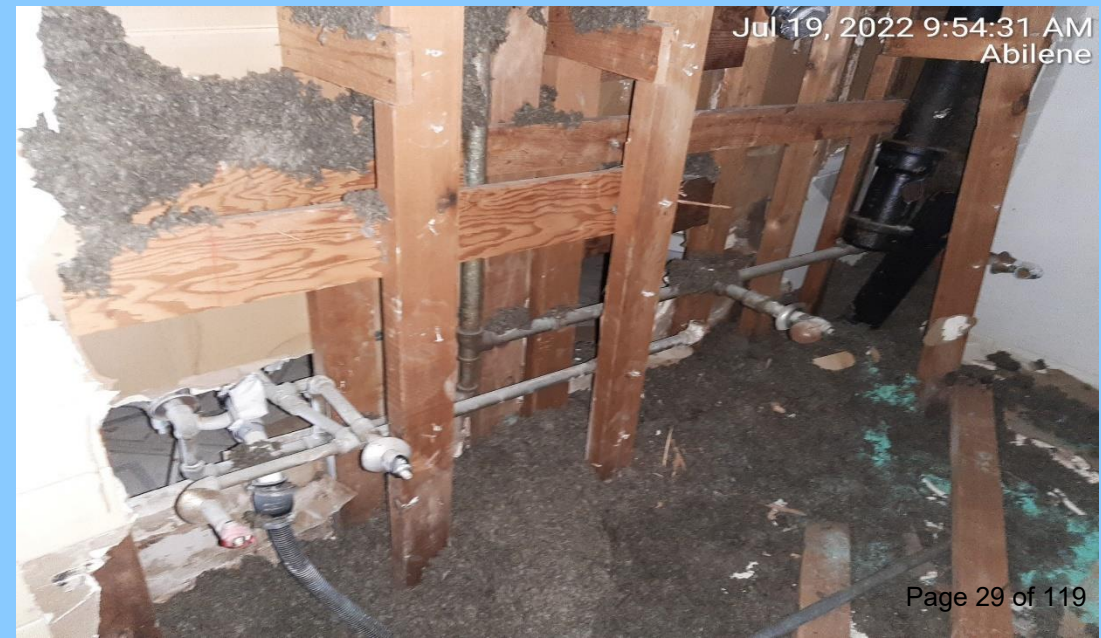
Nuisance Chapter 19-15 (Interior Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



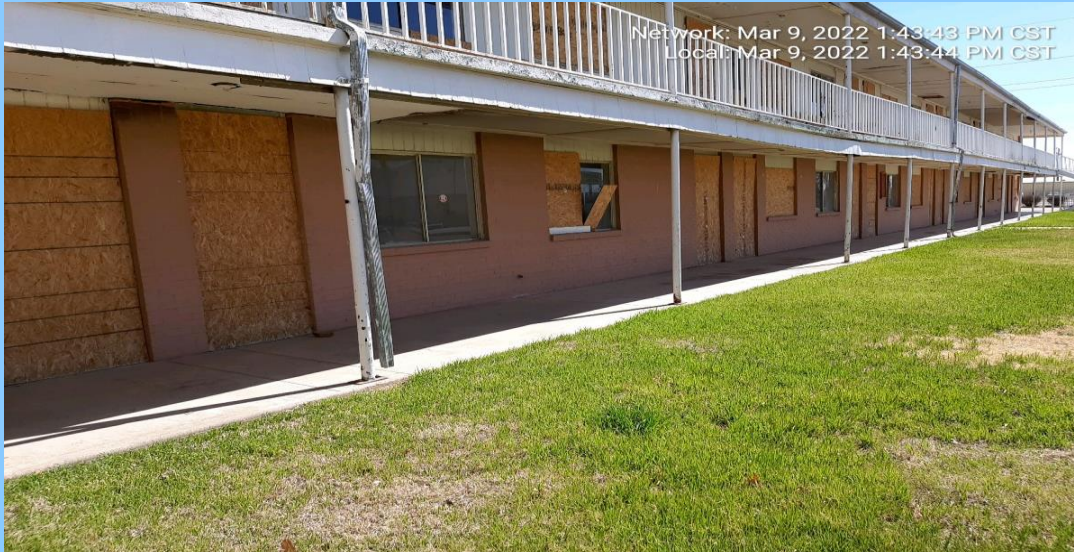
Hazardous Plumbing Chapter 8, Sec. 8-554



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



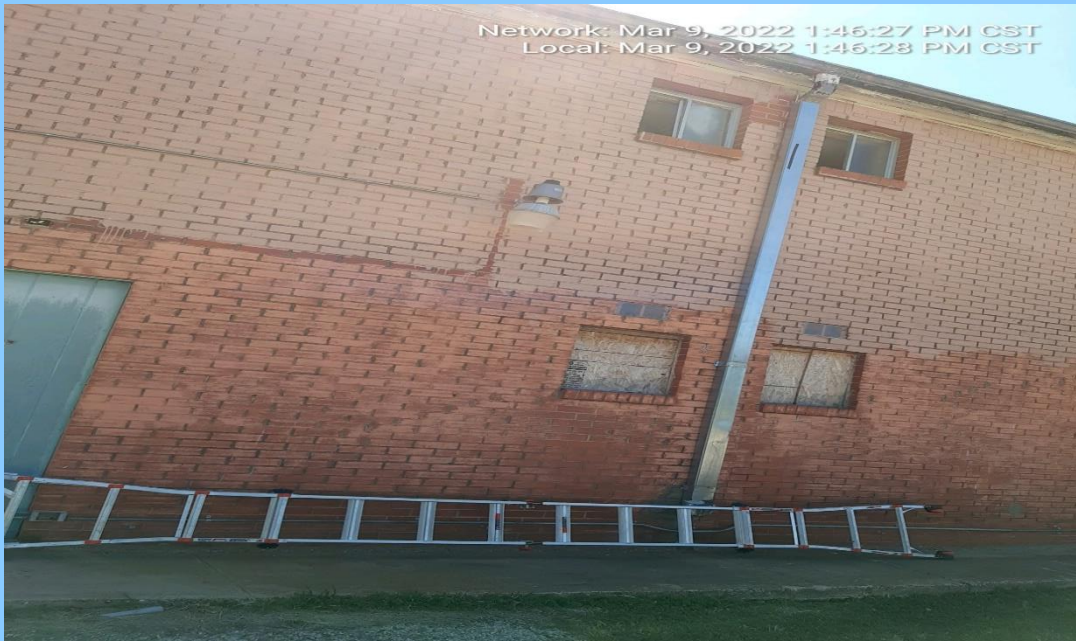
North Side Units



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



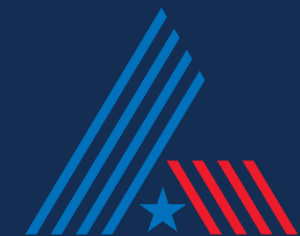
Nuisance Chapter 19-15 (Exterior/Interior Dilapidation)



Inadequate Sanitation Chapter 8, Sec. 8-554



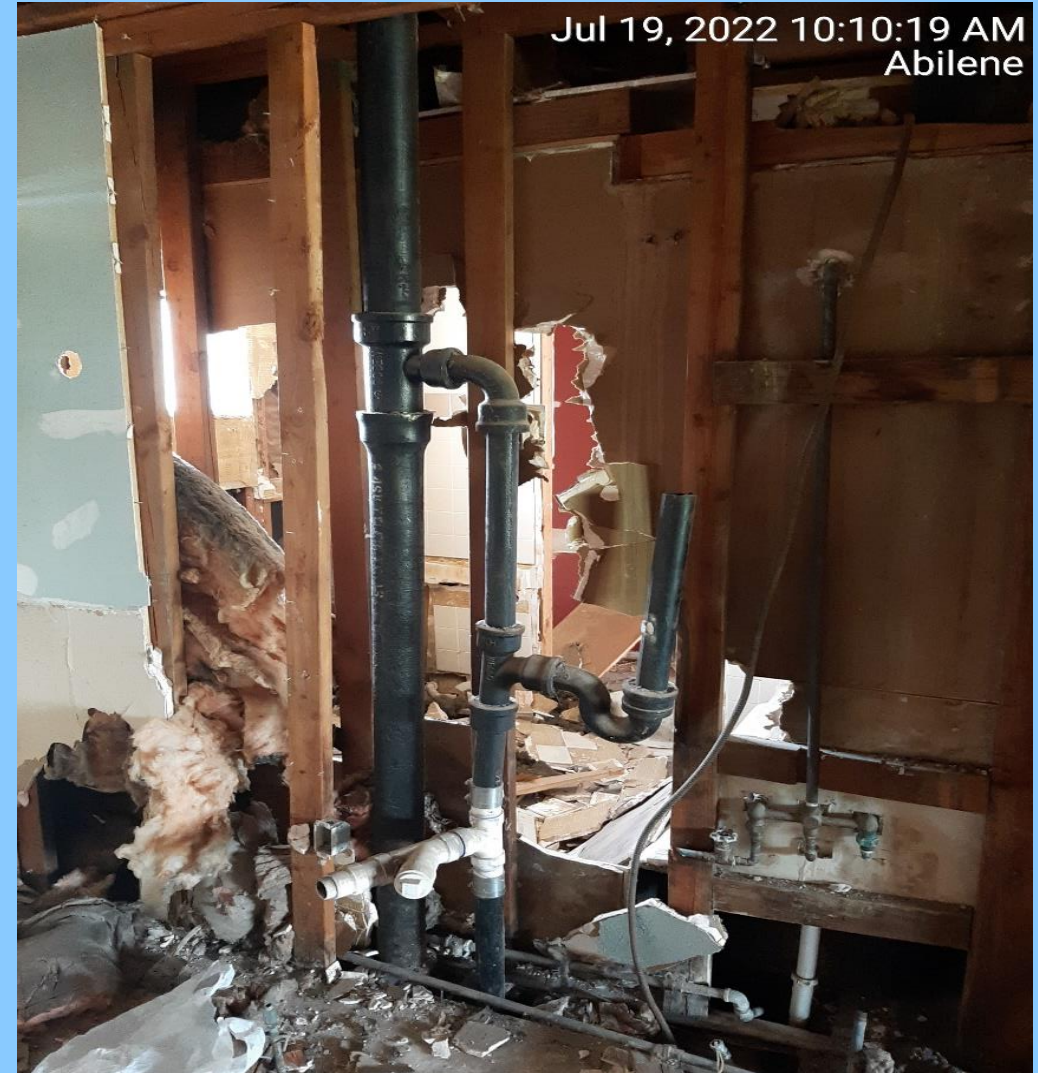
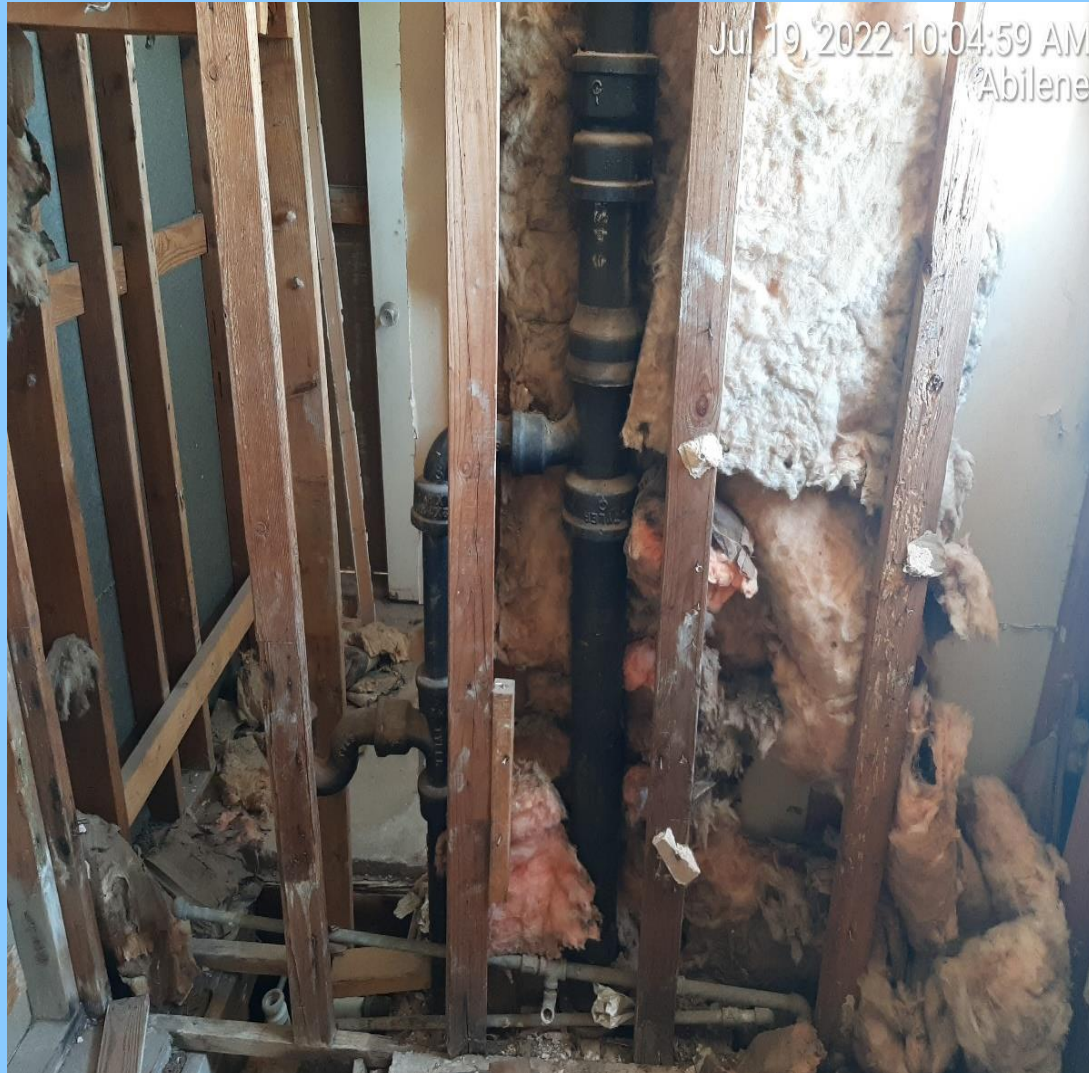
Structural Hazard Chapter 8, Sec. 8-554



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.



Timeline of Events

- **August 3, 2022** – Board of Building Standards hearing. Board decision was to table the case until the next meeting.
- **August 9, 2022** – Board decision letters sent to owner and registered agent via regular and certified mail.
- **August 17, 2022** – Staff was informed that the property owner was requesting a list of “outstanding items” that were in need of repair at the property. Code officer sent email to owner reminding him that the City did not provide such list, and said list would need to be obtained by receiving detailed estimates from licensed and certified contractors. Owner was reminded that the cost estimates needed to be submitted with the plan of action, along with any other paperwork or documents required from the permit technicians.
- **August 24, 2022** – Received an email from owner with new plan of action, cost estimates, and asbestos survey. Paperwork submitted for review.



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: 9/7/2022

TO:

FROM:

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-002635: 2049 AMBLER AVE (SEARS PARK, BLOCK 36, LOT W46 OF LT 1 & 2, LESS N5 FT, TAYLOR COUNTY, TEXAS)
Owner: JOEL T. LOYA**

GENERAL INFORMATION

Owner: Joel T. Loya
Sq Ft: 520
Structural: Poor
Foundation: S
Value: \$10,868
Total Value: \$14,059
Delinquent Tax: \$0

SPECIAL CONSIDERATIONS

June 4, 2021 – Received permission from homeowner to enter home. Homeowner stated he wanted to renovate home in Summer 2021

July 12, 2021 – Chief Building Official approved to have AEP remove power to structure due to hazardous conditions. Home had active electricity going to it. Homeowner lives out of town. House has extensive electrical issues.

August 10, 2021 – Code Officers met with Mr. Loya. He expressed he wanted to repair home, even given the extensive issues. Deadline to submit required documents was August 23rd. He was given until 6 Sep to submit documents.

August 30, 2021 – Phone call from Mr. Loya to say he couldn't meet deadline to submit documents. Final deadline is September 10, 2021.

September 10, 2021 – Phone call from Mr. Loya to check if we have everything we need. Gave

him deadline of September 15 to submit by email contractor quotes for electrical, plumbing, and structural work

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

September 15, 2021 – Notice of Board of Building Standards meeting sent to property owner. Property owner did not meet deadline of September 15th to send by email contractor quotes for mechanical, electrical, and plumbing repairs.

September 16, 2021 – Met with property owner. He was not able to obtain contractor quotes by deadline. He will continue to work on finding a general contractor and obtain quotes by October Board of Building Standards meeting.

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

October 11, 2021 – General building permit pulled.

March 22, 2022 – Contacted Mr. Loya via text message to advise that his permit is expiring soon and he should request an extension or pass an inspection for more time.

April 5, 2022 – Contractor came in to request an extension on building permit 3 days before the expiration date. Stated he would call before he was ready for an inspection.

August 11, 2022 – Checked the status of the permit. No building inspections requested to this date by the owner or the contractor after extension was granted 3 months prior.

August 19, 2022 – Sent notice of September Board of Building Standards hearing to property owner via certified and regular mail. Property owner also came to City Hall to meet with staff. He informed staff that his general contractor had not completed the job he had agreed to. He was reminded that as the property owner, he needed to make sure the contractor was completing the work. He requested an extension to find another contractor. He was informed that due to the lack of progress, we would need to return the case to the board. Owner was encouraged to attend the hearing, so he could address the board.

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 7, 2022.

ATTACHMENTS:

1. 20220907_21-002635_2049 Ambler Ave 20220907_21-002635_2049 Ambler Ave.pptx

CASE #21-002635

2049 Ambler Ave.



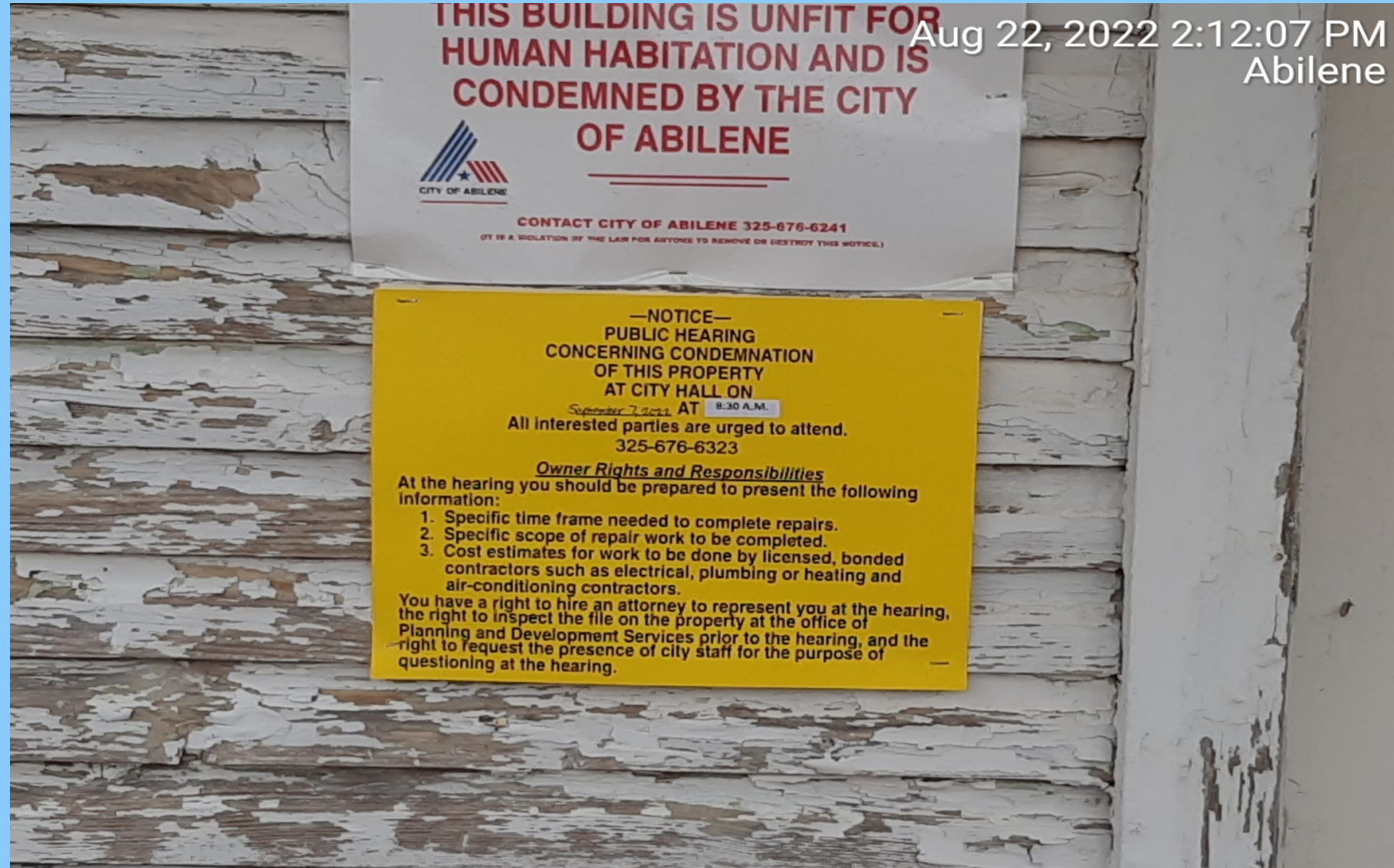
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming Joel T. Loya as the owner
- **TAYLOR COUNTY**– Shows Joel T. Loya to be the owner
- **SECRETARY OF STATE**– Shows no entity under this name
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since September 1, 2016
- Search reveals Joel T. Loya to be the owner



Public Notice

Aug 22, 2022 2:12:07 PM
Abilene



Front North Side



Rear South Side



West Side

Jul 9, 2021 9:27:39 AM
Abilene



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



Nuisance Chapter 19-15 (Exterior Dilapidation)



Inadequate Sanitation Chapter 8, Sec. 8-554



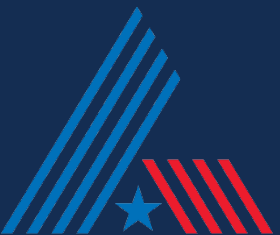
Structural Hazard Chapter 8, Sec. 8-554



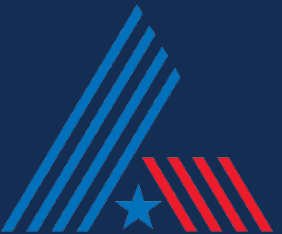
Nuisance Chapter 19-15 (Interior Dilapidation)



Nuisance Chapter 19-15 (Interior Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Inadequate Exits. Chapter 8, Sec. 8-554



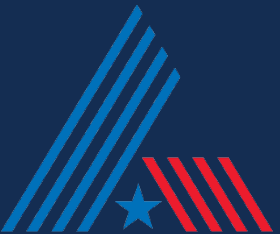
TIMELINE OF EVENTS

- **June 4, 2021** – Received permission from homeowner to enter home. Homeowner stated he wanted to renovate home in Summer 2021
- **July 12, 2021** – Chief Building Official approved to have AEP remove power to structure due to hazardous conditions. Home had active electricity going to it. Homeowner lives out of town. House has extensive electrical issues.
- **August 10, 2021** – Code Officers met with Mr. Loya. He expressed he wanted to repair home, even given the extensive issues. Deadline to submit required documents was August 23rd. He was given until 6 Sep to submit documents.
- **August 30, 2021** – Phone call from Mr. Loya to say he couldn't meet deadline to submit documents. Final deadline is September 10, 2021.
- **September 10, 2021** – Phone call from Mr. Loya to check if we have everything we need. Gave him deadline of September 15 to submit by email contractor quotes for electrical, plumbing, and structural work
- **September 14, 2021** – Posted notice of October Board of Building Standards hearing on structure
- **September 15, 2021** – Notice of Board of Building Standards meeting sent to property owner. Property owner did not meet deadline of September 15th to send by email contractor quotes for mechanical, electrical, and plumbing repairs.
- **September 16, 2021** – Met with property owner. He was not able to obtain contractor quotes by deadline. He will continue to work on finding a general contractor and obtain quotes by October Board of Building Standards meeting.



TIMELINE OF EVENTS

- **October 6, 2021** – Board of Building Standards hearing ordered 30/60.
- **October 11, 2021** – General building permit pulled
- **March 22, 2022** – Contacted Mr. Loya via text message to advise that his permit is expiring soon and he should request an extension or pass an inspection for more time.
- **April 5, 2022** – Contractor came in to request an extension on building permit 3 days before the expiration date. Stated he would call before he was ready for an inspection.
- **August 11, 2022** – Checked the status of the permit. No building inspections requested to this date by the owner or the contractor after extension was granted 3 months prior.
- **August 19, 2022** – Sent notice of September Board of Building Standards hearing to property owner via certified and regular mail. Property owner also came to City Hall to meet with staff. He informed staff that his general contractor had not completed the job he had agreed to. He was reminded that as the property owner, he needed to make sure the contractor was completing the work. He requested an extension to find another contractor. He was informed that due to the lack of progress, we would need to return the case to the board. Owner was encouraged to attend the hearing, so he could address the board.



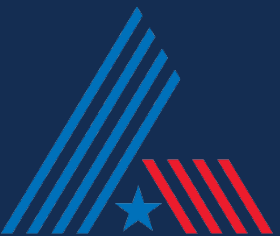
Staff Recommendation:

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 2049 Ambler Ave. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 9/7/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004817: 4481 MAPLE ST. (A0866 SUR 67 B A L NW/4, ACRES 1.0, TAYLOR COUNTY, TEXAS) Owner: JONATHAN DEE & PENNY WESTRA

GENERAL INFORMATION

Owner: Jonathan Dee & Penny Westra

Sq Ft: 924

Structural: Poor

Foundation: S

Value: \$2,100

Total Value: \$47,620

Delinquent Tax: \$0

SPECIAL CONSIDERATIONS

July 16, 2021 – Dilapidated structure case opened. No action taken by property owner.

August 3, 2021 – Property changed ownership to relative

October 12, 2021 – New dilapidated structure case opened under new code officer.

December 16, 2021 – No action taken on dilapidated case. Closed dilapidated case and opened condemnation case.

December 20, 2021 – Affidavit of condemnation recorded at county clerk; sent utility shut off letters

December 22, 2021 – Spoke to property owner, stated he was interested in demolishing property

January 14, 2021 – Sent notice of condemnation and 30/60 letter

January 25, 2022 – Property owner informed he has potential buyers for property.

March 28, 2022 – Informed sale of property still in work.

May 5, 2022 – Obtained photos of interior of structure. Structure very unsanitary with a foul smell. It was very difficult to get through the house due to the amount of debris inside.

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

June 1, 2022 – Board of Building Standards hearing. Board decision was a 30/60.

June 3, 2022 – Board decision letters sent to owner.

July 8, 2022 – Received phone call from individual at a title company stating they were in the process of closing on the property for their client, and just wanted to make sure that they could clear the title with the condemnation status. It was explained to individual that the condemnation status had no bearing on transfer of titles or purchasing of property, and that it would be left at their discretion. Individual stated that the property was going to close on the July 15th, and was going to be demolished.

August 10, 2022 – Phone call with individual from the title company to get status update on purchase of the property. She stated that they have not closed yet due to an issue with current owner obtaining heirship to the property.

August 19, 2022 – Notice of September Board of Building Standards hearing sent to owner 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
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (8) Fire Hazard Chapter 8, Sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 7, 2022.

ATTACHMENTS:

1. 20220907_21-004817_4481 Maple St. 20220907_21-004817_4481 Maple St..pptx

CASE #21-004817

4481 Maple 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 **Jonathan Dee and Penny Westra** as the owners.
- **TAYLOR COUNTY**– Shows **Jonathan Dee and Penny Westra** to be the owners.
- **SECRETARY OF STATE**– Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **June 2021**
- Search reveals **Jonathan Dee and Penny Westra** to be the owner.



Public Notice

Aug 22, 2022 2:47:36 PM
Abilene

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



CONTACT CITY OF ABILENE 325-676-6241

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

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

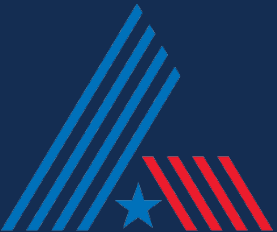
September 7, 2022 AT 8:30 A.M.
All interested parties are urged to attend.
325-676-6323

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.



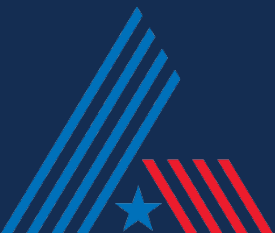
Front West Side

Network: May 12, 2022 12:12:22 PM CDT
Local: May 12, 2022 12:12:21 PM CDT



Rear East Side

December 14, 2021 at 1:11 PM



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
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (8) Fire Hazard Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Inadequate Sanitation 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

Faulty Weather Protection Chapter 8, Sec. 8-554



Fire Hazard Chapter 8, Sec. 8-554



Timeline of Events

- **July 16, 2021** – Dilapidated structure case opened. No action taken by property owner.
- **August 3, 2021** – Property changed ownership to relative
- **October 12, 2021** – New dilapidated structure case opened under new code officer.
- **December 16, 2021** – No action taken on dilapidated case. Closed dilapidated case and opened condemnation case.
- **December 20, 2021** – Affidavit of condemnation recorded at county clerk; sent utility shut off letters
- **December 22, 2021** – Spoke to property owner, stated he was interested in demolishing property
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Timeline of Events

- **May 5, 2022** – Obtained photos of interior of structure. Structure very unsanitary with a foul smell. It was very difficult to get through the house due to the amount of debris inside.
- **May 12, 2022** – Notice of June Board of Building Standards hearing sent to property owner and posted on structure.
- **June 1, 2022** – Board of Building Standards hearing. Board decision was a 30/60.
- **June 3, 2022** – Board decision letters sent to owner.
- **July 8, 2022** – Received phone call from individual at a title company stating they were in the process of closing on the property for their client, and just wanted to make sure that they could clear the title with the condemnation status. It was explained to individual that the condemnation status had no bearing on transfer of titles or purchasing of property, and that it would be left at their discretion. Individual stated that the property was going to close on the July 15th, and was going to be demolished.
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- **August 19, 2022** – Notice of September Board of Building Standards hearing sent to owner via regular and certified mail.



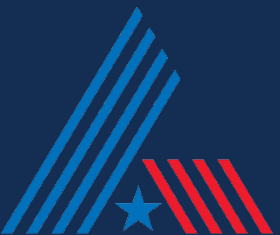
Staff Recommendation:

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 4481 Maple St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 9/7/2022

TO:

FROM:

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case No. 21-004878: 309 FANNIN ST. (OAKWOOD ADDN, BLOCK 3, LOT S48 FT LT 11 & N11 FT LT 12, TAYLOR COUNTY, TEXAS)
Owner: ROBERT GARCIA PRADO**

GENERAL INFORMATION

Owner: Robert Garcia Prado
Sq Ft: 1553
Structural: Poor
Foundation: P
Value: \$63,913
Total Value: \$62,846
Delinquent Tax: \$0

SPECIAL CONSIDERATIONS

December 22, 2021 – Property was condemned.
December 23, 2021 – Affidavit of condemnation filed with County Clerk.
January 4, 2022 – Initial notice of condemnation sent to the property owner.
March 2, 2022 – Property sold to new owner.
March 21, 2022 – Initial condemnation notice and 30/60 letters sent to the new owner.
April 5, 2022 – Owner submitted plan of action with old and new floor plans, however permit process was never completed.
August 11, 2022 – Checked status of the case, and permits still have not been pulled. Owner will need to submit a new plan of action with all new cost estimates.
August 19, 2022 – Notice of September Board of Building Standards hearing sent to owner via certified and regular mail.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (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 September 7, 2022.

ATTACHMENTS:

1. 20220907_21-004878_309 Fannin St. 20220907_21-004878_309 Fannin St..pptx

CASE #21-004878

309 Fannin 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 **Robert Garcia Prado** as the owner.
- **TAYLOR COUNTY**– Shows **Robert Garcia Prado** 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 2021**
- Search reveals **Robert Garcia Prado** to be the owner.



Public Notice

Aug 23, 2022 9:33:59 AM
Abilene

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

September 7, 2022 AT 8:30 A.M.
All interested parties are urged to attend.
325-676-6323

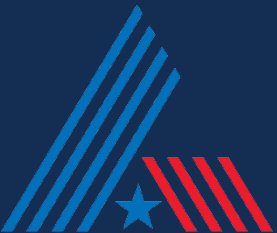
Owner Rights and Responsibilities

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.

POSTED
NO TRESPASSING
KEEP OUT



Front West Side



Rear East Side



North Side



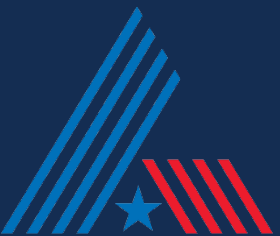
South Side



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



Nuisance Chapter 19-15 (Exterior Dilapidation)



Faulty Weather Protection 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



Faulty Weather Protection Chapter 8, Sec. 8-554



Timeline of Events

- **December 22, 2021** – Property was condemned.
- **December 23, 2021** – Affidavit of condemnation filed with County Clerk.
- **January 4, 2022** – Initial notice of condemnation sent to the property owner.
- **March 2, 2022** – Property sold to new owner.
- **March 21, 2022** – Initial condemnation notice and 30/60 letters sent to the new owner.
- **April 5, 2022** – Owner submitted plan of action with old and new floor plans, however permit process was never completed.
- **August 11, 2022** – Checked status of the case, and permits still have not been pulled. Owner will need to submit a new plan of action with all new cost estimates.
- **August 19, 2022** – Notice of September Board of Building Standards hearing sent to owner via certified and regular mail.



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 309 Fannin St. presentation

