



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 December 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 the November 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# 21-004566: 1018 ORANGE ST. (3 204 4-B HUGHES OT ABL, TAYLOR COUNTY, TEXAS), Owner: BORDEN, ROLAND INC.**
- B. **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002607: 258 ROSS AVE. (CHRISTIAN COLLEGE 2ND ADDN, BLOCK 9, LOT S/2 OF 11 & 12, TAYLOR COUNTY, TEXAS), Owner: PENA, SANDRA**
- C. **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002969: 1102 MONROE ST. (COLLEGE DRIVE REPLAT, BLOCK 19, LOT 19 (JC REESE REP), TAYLOR COUNTY, TEXAS), Owner: HARRISON, DAVID**

D. Fiscal Year 2022 Condemnation Program Stats Presentation

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:
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 2nd day of December, 2022, at 4:35 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



**Board of Building Standards
Agenda Memo**

Meeting Date:12/7/2022

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 11.02.2022 BOBS mins

11.02.2022 BOBS mins.pdf

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
November 2, 2022 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. David Beard, Chairman
Mr. Delbert Allred
Mr. Jeremy McBrayer
Mr. Gary Webb
Mr. Wayland Schroeder

Staff Present: Mr. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Van Watson, Building Official
Ms. Kelley Messer, First Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Josh Mares, Code Compliance Officer
Mr. Robert Marsh, Code Compliance Officer
Ms. Christi Jones, Office Assistant

Others Present: Mr. Thomas W Choate
Mr. Randy Baker
Mr. Michael Murphy
Mr. Ronnie Nail
Mr. Perry Stockard
Mr. Charlie Self
Mr. Alex Gonzales
Mr. Ryan Clift
Mr. John Hirsch
Mr. Jose Borrego
Ms. Maria Borrego

CALL TO ORDER

Mr. Beard called the meeting to order at 8:30 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, September 7, 2022, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the September minutes as written.

The motion was seconded by Mr. Schroeder, motion passed.

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

NAYS: None

ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

Case for Appeal of Condemnation - Case# 22-002791: 4474 LA HACIENDA DR.
(VAQUERO SUB SEC 2, BLOCK A, LOT 10, ACRES 1.281, TAYLOR COUNTY, TEXAS),
Owner: HIRSCH, VICTOR JOHN III & CANDICE JO

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)

Public Hearing: Mr. Beard opened the public hearing. Mr. Self spoke to the board as legal representation of the owner (Mr. Hirsch). Mr. Self stated they are aware the property is a nuisance as it sits now. He stated the owners are in the process of trying to secure the property and sell it.

Mr. Clift is a general contractor is looking into repairing the roof, securing the home, and once it is secured having someone come in and clean the structure.

Mr. Choate spoke to the board. He is the legal representation for the Home Owners Association. Mr. Choate stated the property is a public nuisance for children in the neighborhood. He stated a fence will not prevent the nuisance of the property. Mr. Choate stated he believes the home owner has the responsibility to provide the board with a plan of action and a specific timeline. That the home owner should be held accountable if it is not executed.

Mr. Clift spoke again about what exactly is going to be done and the time line to get it done.

Mr. Murphy spoke the board about there has to be a plan of action and be held to that plan. He urges the board to hold the owner to a strict deadline.

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

Discussion with legal about that the board is only deciding whether or not to uphold the building officials decision of condemning the structure. This case is an appeal of condemnation.

Mr. Watson discussed with the board that this project is not in progress it has been sitting for a long period of time.

Mr. Schroeder made the motion to uphold the condemnation decision. The property is a public nuisance in that it is a hazard to the public health, safety and welfare, inadequate sanitation, faulty weather protection, structural hazard and nuisance conditions, was seconded by Mr. Allred.

AYES: Mr. Allred, Mr. McBrayer, Mr. Schroeder, Mr. Beard
NAYS: None
ABSTAIN: Mr. Webb

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 21-002635: 2049 AMBLER AVE. (SEARS PARK, BLOCK 36, LOT W46 OF LT 1 & 2, LESS N5 FT, TAYLOR COUNTY, TEXAS), Owner: LOYA, JOEL T

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. 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: Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Schroeder, Mr. Beard
NAYS: None
ABSTAIN: 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: Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Schroeder, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-000806: 2116 SEARS BLVD. (SEARS PARK, BLOCK 32, LOT 15, TAYLOR COUNTY, TEXAS), Owner: MEZA CHRISTOPHER R & GONZALES ALEXANDER

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)

Public Hearing: Mr. Beard opened the public hearing. Mr. Gonzales informed the Board he needs some more time. Mr. Gonzales stated he has cleaned up most of the property. He asked the board for more time to finish rehabilitating the property.

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. Schroeder, Motion passed.

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001153: 3110 RUSSELL AVE. (SCOTT HIGHWAY PLACE, BLOCK 14, LOT 15, TAYLOR COUNTY, TEXAS),
Owner: BORREGO, JOSE C

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)

Public Hearing: Mr. Beard opened the public hearing. Ms. Borrego (daughter of Mr. Borrigo) Spoke with the board about the condition of the property. Ms. Borrego stated the family is trying to clean up the property and get with contractors about what the cost would be. She is asking the board for more time to work on the property.

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 – 60 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, Mr. Webb, Motion passed.

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001295: 741 MESQUITE ST. (17 147 LEWIS OT 1 ABL TIF#1, TAYLOR COUNTY, TEXAS), Owner: GREER, JAMES

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

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

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

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

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

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

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. McBrayer, motion passed.

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

NAYS: None

ABSTAIN: None

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

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001297: 3534 GRAPE ST. (NORTH PARK ADDN, BLOCK 26, LOT S50 N100 E150 CANNON 2.3 AC TR, TAYLOR COUNTY, TEXAS), Owner: SEXTON, ROSEMARIE PERKINS

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. Webb made a motion that the property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mr. McBrayer, motion passed.

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

NAYS: None

ABSTAIN: None

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

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001592: 790 CARVER ST. (STEVENSON PARK, BLOCK 3, LOT 2, TAYLOR COUNTY, TEXAS), Owner: PENNS, ERMA TURNERHILL

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)

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

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

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

NAYS: None

ABSTAIN: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 10:44a.m.

X

A p p r o v e d , C h a i r m a n



**Board of Building Standards
Agenda Memo**

Meeting Date: 12/7/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 21-004566: 1018 ORANGE ST. (3 204 4-B HUGHES OT ABL, TAYLOR COUNTY, TEXAS), Owner: BORDEN, ROLAND INC.

GENERAL INFORMATION

Owner: Roland Borden Inc.

Sq Ft: 1884

Structural: Poor

Foundation: P

Value: \$13,361

Total Value: \$16,791

Delinquent Tax: \$0

SPECIAL CONSIDERATIONS

November 30, 2021 – Property was condemned.

December 2, 2021 – Affidavit of condemnation filed with the County Clerk.

December 7, 2021 – Sent initial notice and 30/60 letters to property owner via regular and certified mail. Spoke to property owner, and he stated he wanted to repair the structure and sell it. Owner did clean up property, and was told it needed to be secured.

January 31, 2022 – Owner came arrived at City Hall, claimed he did not receive mail. Cert card confirmed that mail was received on December 14, 2021. Owner was handed a general repair list, and was informed that what work required a permit. Owner again stated his intent to sell, and requested a 30 day extension.

February 11, 2022 – Owner requesting to have water meter released. He was informed that no utilities would be released until the structure was brought up to code.

March 10, 2022 – Owner came in with electrical estimate, plan of action, and floor plan. Paperwork was referred to permit technician.

March 11, 2022 – Electrical permit was issued to the owner.
September 6, 2022 – Permit technicians expired the electrical permit, due to lack of progress from the owner. No inspections were ever requested by the owner or the contractor.
November 16, 2022 – Still no record of sale, and no additional contact from the owner.
November 18, 2022 – Sent notice of the December Board of Building Standards hearing.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

1. 20221207_21-004566_1018 Orange St. 20221207_21-004566_1018 Orange St..pptx

CASE #21-004566

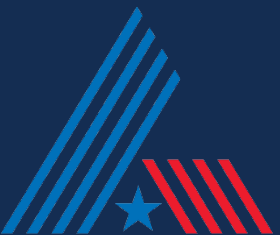
1018 Orange St.



**CITY OF
ABILENE
TEXAS**

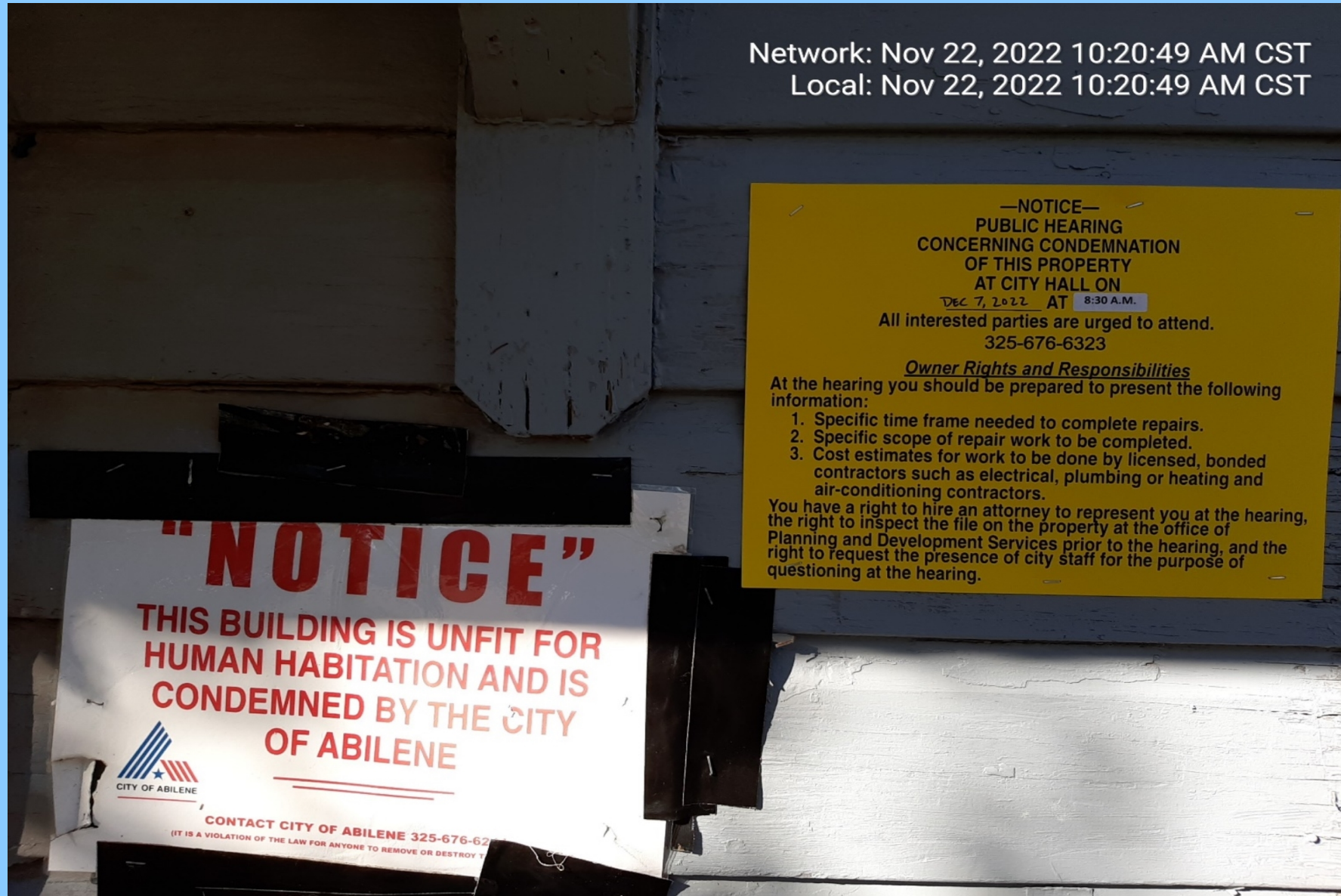
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Roland Borden Inc.** as the owners.
- **TAYLOR COUNTY**– Shows **Roland Borden Inc.** to be the owner.
- **SECRETARY OF STATE**– Shows entity forfeited as of **January 15, 2021** under this name.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **April 2022**
- Search reveals **Roland Borden Inc.** to be the owner.



Public Notice

Network: Nov 22, 2022 10:20:49 AM CST
Local: Nov 22, 2022 10:20:49 AM CST



Front East Side



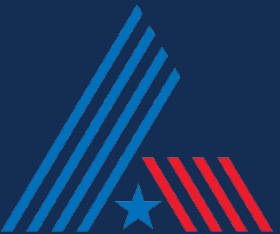
Rear West Side



North Side



South Side



Substandard Code Violations

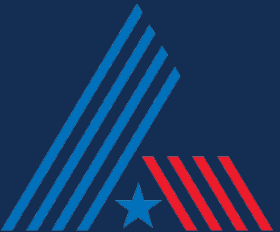
**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

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



Structural Hazard Chapter 8, Sec. 8-554

Faulty Weather Protection Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation) Faulty Weather Protection Chapter 8, Sec. 8-554



Hazardous Electrical Wiring 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



Timeline of Events

- **November 30, 2021** – Property was condemned.
- **December 2, 2021** – Affidavit of condemnation filed with the County Clerk.
- **December 7, 2021** – Sent initial notice and 30/60 letters to property owner via regular and certified mail. Spoke to property owner, and he stated he wanted to repair the structure and sell it. Owner did clean up property, and was told it needed to be secured.
- **January 31, 2022** – Owner came arrived at City Hall, claimed he did not receive mail. Cert card confirmed that mail was received on December 14, 2021. Owner was handed a general repair list, and was informed that what work required a permit. Owner again stated his intent to sell, and requested a 30 day extension.
- **February 11, 2022** – Owner requesting to have water meter released. He was informed that no utilities would be released until the structure was brought up to code.



Timeline of Events

- **March 10, 2022** – Owner came in with electrical estimate, plan of action, and floor plan. Paperwork was referred to permit technician.
- **March 11, 2022** – Electrical permit was issued to the owner.
- **September 6, 2022** – Permit technicians expired the electrical permit, due to lack of progress from the owner. No inspections were ever requested by the owner or the contractor.
- **November 16, 2022** – Still no record of sale, and no additional contact from the owner.
- **November 18, 2022** – Sent notice of the December Board of Building Standards hearing.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- 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 1018 Orange St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:12/7/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002607: 258 ROSS AVE. (CHRISTIAN COLLEGE 2ND ADDN, BLOCK 9, LOT S/2 OF 11 & 12, TAYLOR COUNTY, TEXAS), Owner: PENA, SANDRA

GENERAL INFORMATION

Owner: Sandra Pena
Sq Ft: 1205
Structural: Poor
Foundation: P
Value: \$22,053
Total Value: \$23,253
Delinquent Tax: \$199.41

SPECIAL CONSIDERATIONS

September 19, 2022 – Property was condemned. Affidavit of condemnation filed with County Clerk.

September 22, 2022 – Sent initial notice of condemnation with a plan of action to property owner via certified and regular mail.

September 26, 2022 – Spoke to property owner by phone, assisted owner in getting plan of action together to begin the process of obtaining a permit.

October 10, 2022 – Property owner called and asked several times if she could put an RV on her lot so she could live in it. She was informed multiple times why she could not. She arrived to the office, and was explained to again how the condemnation process works, and what needed to be received from them by November 5, 2022. She stated she did not have the resource or means to repair the house, and inquired about selling it. She was informed that was an option for her as well.

October 11, 2022 – On this date, a call sheet from the Abilene Police Department was also received informing Code officers that there was a complaint of an RV pushed behind the condemned house. Code Officer informed owner that they would be by later to verify that the RV was no longer there.

October 12, 2022 – Property was sent for emergency securement by the city. Upon arrival, property was wide open in the front. Code officers inspected the inside to ensure it was clear of individuals to have it secured. Discovered the conditions of the home to be unsanitary and hazardous.

November 18, 2022 – Sent notice of December Board of Building Standards hearing.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

- (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

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

1. 20221207_22-002607_258 Ross Ave. 20221207_22-002607_258 Ross Ave..pptx

CASE #22-002607

258 Ross Ave.



CHECKLIST FOR RECORDS SEARCH

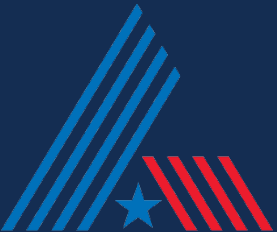
- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Special Warranty Deed naming **Sandra Pena** as the owner.
- **TAYLOR COUNTY**– Shows **Sandra Pena** to be the owner.
- **SECRETARY OF STATE**– Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY**– Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **September 2021**
- Search reveals **Sandra Pena** to be the owner.



Public Notice



Nov 22, 2022 10:13:57 AM



Front East Side



Rear West Side



North Side



South Side



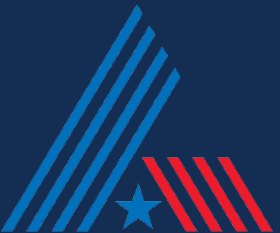
Substandard Code Violations

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

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
- (5) Hazardous Plumbing Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (10) Inadequate Exits. Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation) Faulty Weather Protection Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Inadequate Sanitation Chapter 8, Sec. 8-554



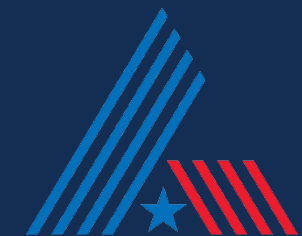
Nuisance Chapter 19-15 (Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Inadequate Exits. Chapter 8, Sec. 8-554



Timeline of Events

- **September 19, 2022** – Property was condemned. Affidavit of condemnation filed with County Clerk.
- **September 22, 2022** – Sent initial notice of condemnation with a plan of action to property owner via certified and regular mail.
- **September 26, 2022** – Spoke to property owner by phone, assisted owner in getting plan of action together to begin the process of obtaining a permit.
- **October 10, 2022** – Property owner called and asked several times if she could put an RV on her lot so she could live in it. She was informed multiple times why she could not. She arrived to the office, and was explained to again how the condemnation process works, and what needed to be received from them by November 5, 2022. She stated she did not have the resource or means to repair the house, and inquired about selling it. She was informed that was an option for her as well.
- **October 11, 2022** – On this date, a call sheet from the Abilene Police Department was also received informing Code officers that there was a complaint of an RV pushed behind the condemned house. Code Officer informed owner that they would be by later to verify that the RV was no longer there.
- **October 12, 2022** – Property was sent for emergency securement by the city. Upon arrival, property was wide open in the front. Code officers inspected the inside to ensure it was clear of individuals to have it secured. Discovered the conditions of the home to be unsanitary and hazardous.
- **November 18, 2022** – Sent notice of December Board of Building Standards hearing.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- 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 258 Ross Ave. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 12/7/2022

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002969: 1102 MONROE ST. (COLLEGE DRIVE REPLAT, BLOCK 19, LOT 19 (JC REESE REP), TAYLOR COUNTY, TEXAS), Owner: HARRISON, DAVID

GENERAL INFORMATION

Owner: David A. Harrison
Sq Ft: 1128
Structural: Poor
Foundation: P
Value: \$14,798
Total Value: \$16,198
Delinquent Tax: \$411.25

SPECIAL CONSIDERATIONS

September 14, 2021 – Property inspected and found to be substandard. Worked under the dilapidated structure program.

September 20, 2021 – Phone call from property owner. Stated his son uses the house to stay in when he is in town from truck driving. He stated he would get in touch with his son about repairing the house or possibly demolishing it. Father stated that they may try to repair the house due to being in the family for many generations.

November 2, 2021 - Spoke to property owner, stating he was dealing with major health issues, but he was working on getting estimates to have the roof repaired. He was instructed to stay in contact and update with any progress.

January 18, 2022 – No further contact from the property owner, and no update or progress on the property from the owner.

January 19, 2022 – Citation issued for lack of progress under dilapidated structure case.

March 25, 2022 – Property owner informed code officer that he plans to sell the home to his sister, who wants to repair it. He was instructed to provide a plan of action with cost estimates to prove intention to repair.

April 14, 2022 – Code officer informed owner that another citation would be issued, or house would possibly be condemned due to lack of progress. Owner responded stating he had no progress on selling the house or repairing. Request to enter the property to inspect was denied, due to owner claiming he did not have key, that his son who is on the road as a truck driver held the only key.

April 26, 2022 – No further contact from the owner, and no change of ownership.

May 3, 2022 – Second citation issued for lack of progress under dilapidated structure program.

May 26, 2022 – Code officer spoke to property owner to inform him that a warrant would be obtained to enter the property for inspection. He was asked why estimates were never provided. Owner claimed he thought estimates were wanted for repair of a garage structure that is on the property next door. Owner has paid both citations, but has not made an effort to repair the home to correct the violations under the dilapidated structure case.

June 8, 2022 – Property remains in same condition with no signs of repairs or progress. Third citation was issued.

October 11, 2022 – Property was condemned per Chief Building Official due to lack of progress by owner under the dilapidated structure program. Mother of the property owner who lives next door confirmed that the home was no longer being occupied temporarily by the son of the owner. She stated the family has been in discussions about demolishing the structure.

October 12, 2022 – Affidavit of condemnation filed at the county clerk's office.

October 13, 2022 – Initial notice of condemnation with plan of action sent to the property owner via regular and certified mail.

November 18, 2022 – Sent notice of December Board of Building Standards hearing

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

- (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
- (9) Faulty Materials Of Construction Chapter 8, Sec. 8-554

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

1. 20221207_22-002969_1102 Monroe St. 20221207_22-002969_1102 Monroe St..pptx

CASE #22-002969

1102 Monroe 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 **David Harrison** as the owner.
- **TAYLOR COUNTY**– Shows **David Harrison** 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 **July 2017**
- Search reveals **David Harrison** to be the owner.



Public Notice



OF ABILENE

Network: Nov 22, 2022 10:30:22 AM CST

Local: Nov 22, 2022 10:30:23 AM CST

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**

DEC 7, 2022 AT 8:30 A.M.

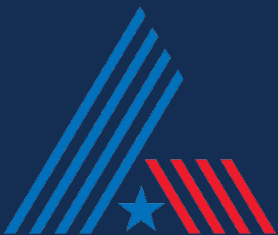
**All interested parties are urged to attend.
325-676-6323**

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 East Side



Rear West Side



North Side



South Side



Substandard Code Violations

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

- (3) Nuisance Chapter 19-15
- (6) Hazardous Mechanical Equipment Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Nuisance Chapter 19-15 (Dilapidation)



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Faulty Weather Protection Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Nuisance Chapter 19-15

Hazardous Mechanical Equipment Chapter 8, Sec. 8-554



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End of 1102 Monroe St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:12/7/2022

TO:

FROM:

SUBJECT: Fiscal Year 2022 Condemnation Program Stats Presentation

GENERAL INFORMATION

Division Manager presentation of the 2022 Fiscal Year condemnation program stats.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this presentation on December 7, 2022.

ATTACHMENTS:

1. FY2022 Condemnation Program stats FY2022 Condemnation Program stats.pptx

Code Enforcement Condemnation Program FY2021

October 1, 2021 – September 30 2022

54 New condemnation cases, that's up 4 from FY2021

441 Dilapidated structure cases with only 269 last year

38 Cases completed, 6 more than last year

51 Brought before Board of Building Standards, 18 more than last year

18 Resolved without going to the Board of Building Standards

18 City funded demolitions, 12 CDBG funded and 7 by owner consent

Average cost per demolition \$7,396 , down from \$12,500 last year

5 Owner repaired structures and 5 demolitions by owner.

