



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 January 4, 2023 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 December 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 #22-000806: 2116 Sears Blvd (SEARS PARK, BLOCK 32, LOT 15, TAYLOR COUNTY, TEXAS), Owner: Meza Christopher R & Gonzales Alexander**
- B. **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**
- C. **Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-002072: 1602 1/2 Chestnut St. (BELMONT ADDN, BLOCK 5, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Allen, Joe David & Pace, Jay Hunter and Kelly Ann**

- D. **Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-002320: 1334 / 1334 1/2 Elm St. (J H DARNELL OF BELLEVUE OUTLOT 1, BLOCK 6, LOT 6, TAYLOR COUNTY, TEXAS), Owner: Roland Borden, Inc.**

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 30th day of December, 2022, at 3:15 p.m.

Shawna Atkinson, TRMC, CMC
City Secretary



**Board of Building Standards
Agenda Memo**

Meeting Date:1/4/2023

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 12.07.2022 BOBS mins (2) 12.07.2022 BOBS mins (2).docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
December 7, 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
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
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
Mr. Ricky Wright Jr., Code Compliance Officer
Ms. Christi Jones, Office Assistant

Others Present: Mr. Roland Borden

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, November 2, 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: Dr. Paris, Mr. Webb

AGENDA ITEMS & PUBLIC HEARINGS

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.

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 provide a plan of action and to obtain all permits including a timeframe for repair and cost estimates, 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. Borden spoke to the board about his intent to work on the structure. He stated he has someone planning to move into the home. Mr. Borden stated he is comfortable with the staff recommendation.

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

Board Held Discussion: The board held a discussion about the structural issues within the structure.

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

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

NAYS: Dr. Paris

ABSTAIN: None

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

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 provide a plan of action and to obtain all permits 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.

Board Held Discussion: The board discussed that this is the first time this case has come before the board. The board is concerned about the criminal and police activity that has gone on at the property. The staff is recommending a 30/60 plan and if the owner doesn't comply with the order it will come back before the board at a later date.

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

Dr. Paris made a motion that the owner is ordered to repair – 30 days to provide a plan of action and to obtain all permits 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. Allred, Motion passed.

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

NAYS: Mr. Schroeder

ABSTAIN: None

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

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 provide a plan of action and to obtain all permits 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: Mr. Mares informed the board that the owner came into the office on December 6, 2022 and signed a consent to demo form. The staff recommends a 30/60 in case the owner changes his mind.

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

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

NAYS: None

ABSTAIN: None

Fiscal Year 2022 Condemnation Program Stats Presentation

Mr. Door presented the stats to the board:

Code Enforcement Condemnation Program FY2022 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.

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:34 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 1/4/2023

TO:

FROM:

SUBJECT: 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

GENERAL INFORMATION

Owner: Meza Christopher R & Gonzales Alexander
Sq Ft: 1,365
Structural: Poor
Foundation: P
Value: \$33,529
Total Value: \$34,852
Delinquent Tax: \$884.85

SPECIAL CONSIDERATIONS

March 30, 2022 – Property was condemned.

April 7, 2022 – Affidavit of condemnation filed at the County Clerk office.

April 19, 2022 – Condemnation notice sent to property owner via regular and certified mail.

June 7, 2022 – Property sold.

June 10, 2022 – Initial notice of condemnation sent to new owner via regular and certified mail.

June 15, 2022 – Phone call with new owner. Explained to him the 30/60 and permit process and that he needed to submit a plan of action.

September 21, 2022 - Posted notice of October 2022 board hearing on structure and met with property owner (this hearing was cancelled.) At this time it was explained to property owner the actions he needed to complete to get a permit to start repairs. Found evidence he was likely living in shed on property.

September 22, 2022 – Met with contractor, who is also the brother of the property owner, and

explained to him what was required to obtain a building permit. He stated he needed a temporary power pole out there in order to begin the work. He was informed that the building official would approve the temporary power pole after he submitted the plan of action along with all other necessary paperwork to obtain the building permit. After the permit was pulled, then a temporary power pole would be allowed on the property.

October 11, 2022 – Sent notice of November Board of Building Standards hearing.

November 2, 2022 - Owner asked Board for 30 days to get plan together. Property owner told Board that the 30/60 order would allow him enough time. Board issued a 30/60 order.

December 12, 2022 – No Plan of Action received. No active permit. Property owner was given extension to have plan of action to city staff by December 30, 2022. Code Officer inspected property. Appears property owner is living in shed on property. He had been told by code officer previously that it appears he is living in the shed and he should cease doing so.

December 14, 2022 – Notice of Board hearing was sent by regular and certified mail to 2116 Sears Blvd as well as property owner's address in Clyde, TX. Notice of hearing was also posted on structure today.

December 30, 2022 - Deadline to provide Plan of Action.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

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

Structural Hazards, Chapter 8, Sec 8-554 (2)

Nuisance Chapter 8, Sec 8-554 (3) and Chapter 19-15

Hazardous Electrical Wiring Chapter 8, Sec. 8-554 (4)

Hazardous Plumbing, Chapter 8, Sec 8-554 (5)

Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)

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

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

BOARD OR COMMISSION RECOMMENDATION

The board will hear this case on January 4, 2023.

ATTACHMENTS:

- | | | |
|----|------------------------------------|---|
| 1. | 20230104_Slides Intro | 20230104_Slides Intro.pptx |
| 2. | 20230104_22-000806_2116 Sears Blvd | 20230104_22-000806_2116 Sears Blvd.pptx |

BOARD OF BUILDING STANDARDS

January 4, 2023



PUBLIC NOTICE – January 4, 2023 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, January 4, 2023 in the Council Chambers at City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2116 Sears Blvd. Abilene, TX 79603, 790 Carver St. Abilene, TX 79601, 1602 ½ Chestnut St. Abilene, TX 79602, and 1334 / 1334 ½ Elm St. Abilene, TX 79602. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



CASE #22-000806

2116 Sears Blvd.



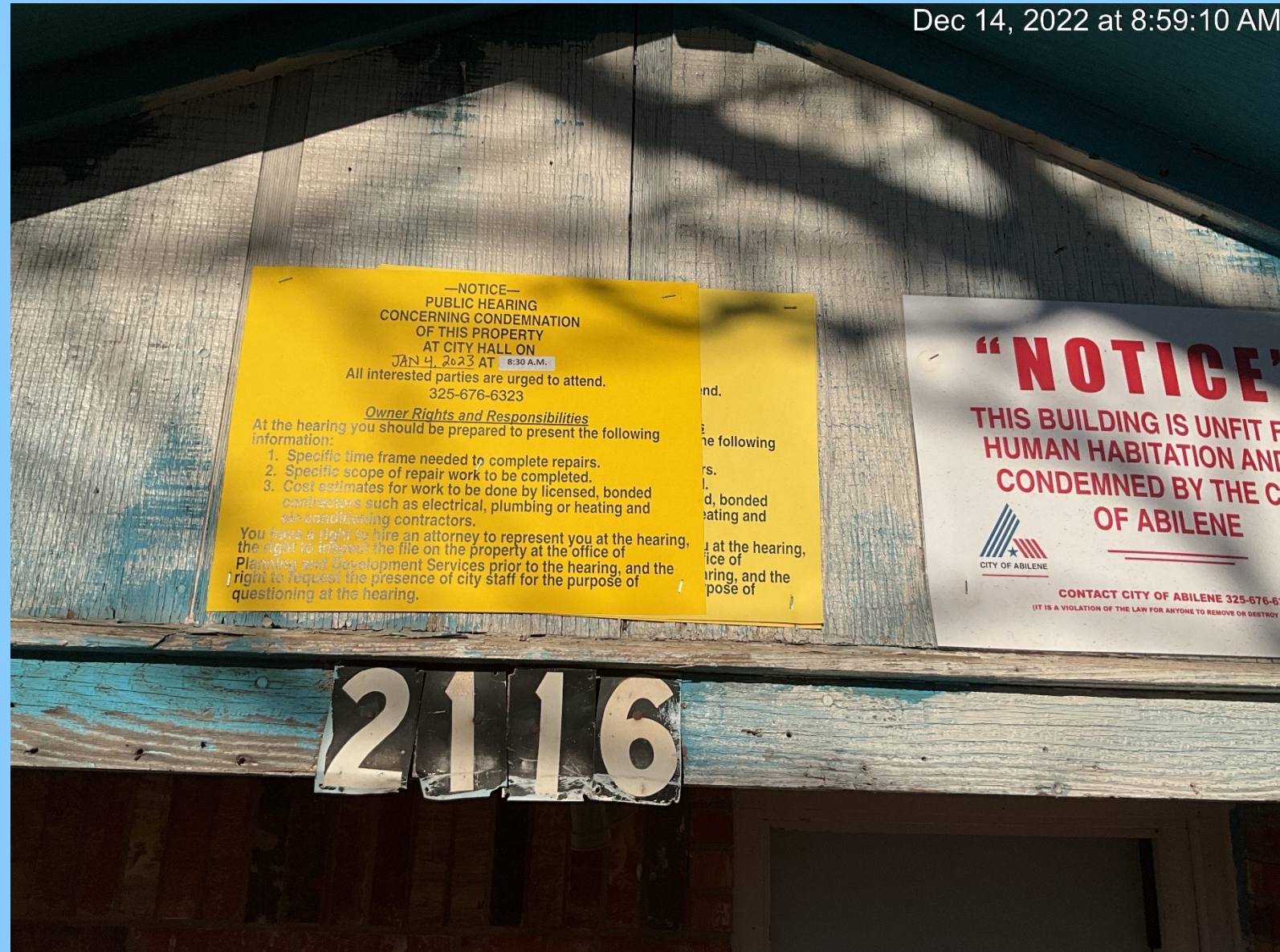
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – General Warranty Deed naming **Christopher R Meza and Alexander Gonzalez** as the owners.
- **TAYLOR COUNTY** – Shows **Christopher R Meza and Alexander Gonzalez** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **April 1, 2022**
- Search reveals **Christopher R Meza and Alexander Gonzalez** to be the owner.



Public Notice

Dec 14, 2022 at 8:59:10 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:**

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



Nuisance Chapter 19-15 (Dilapidation)



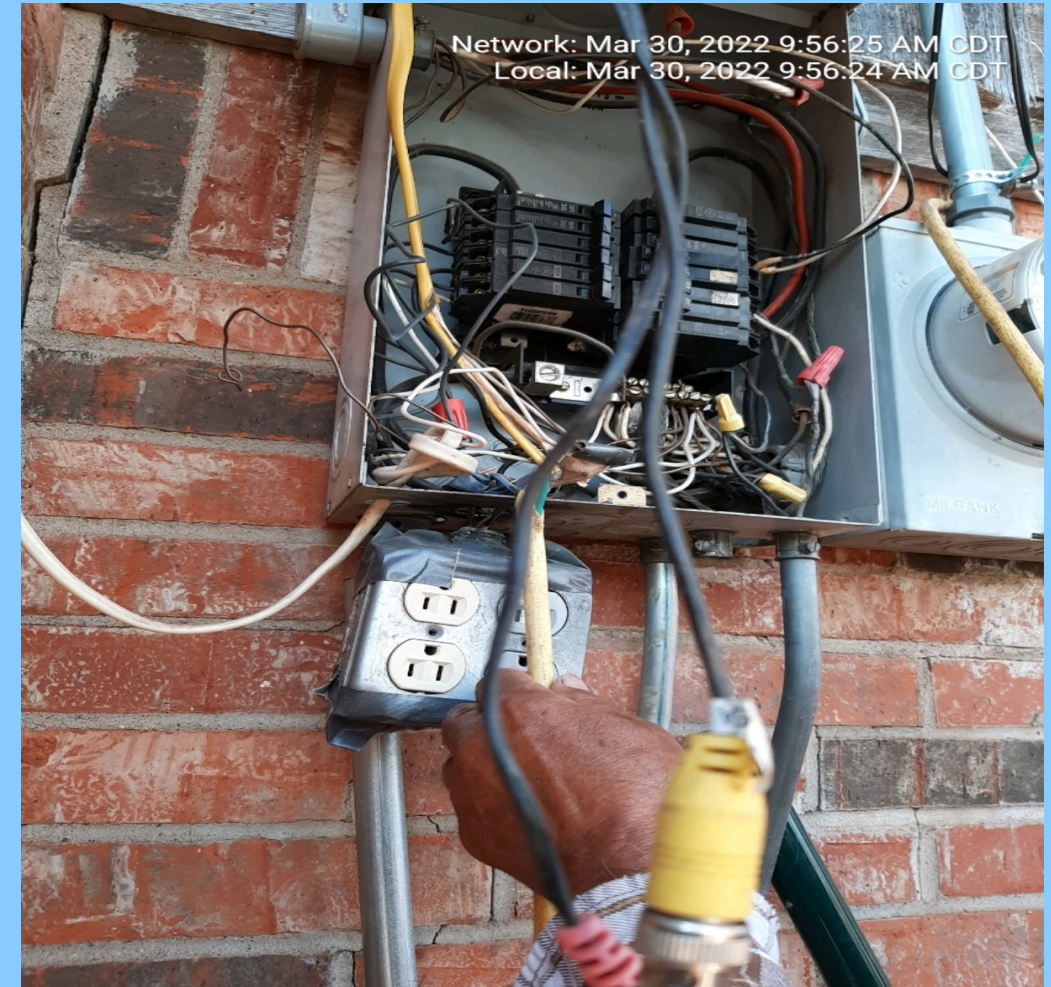
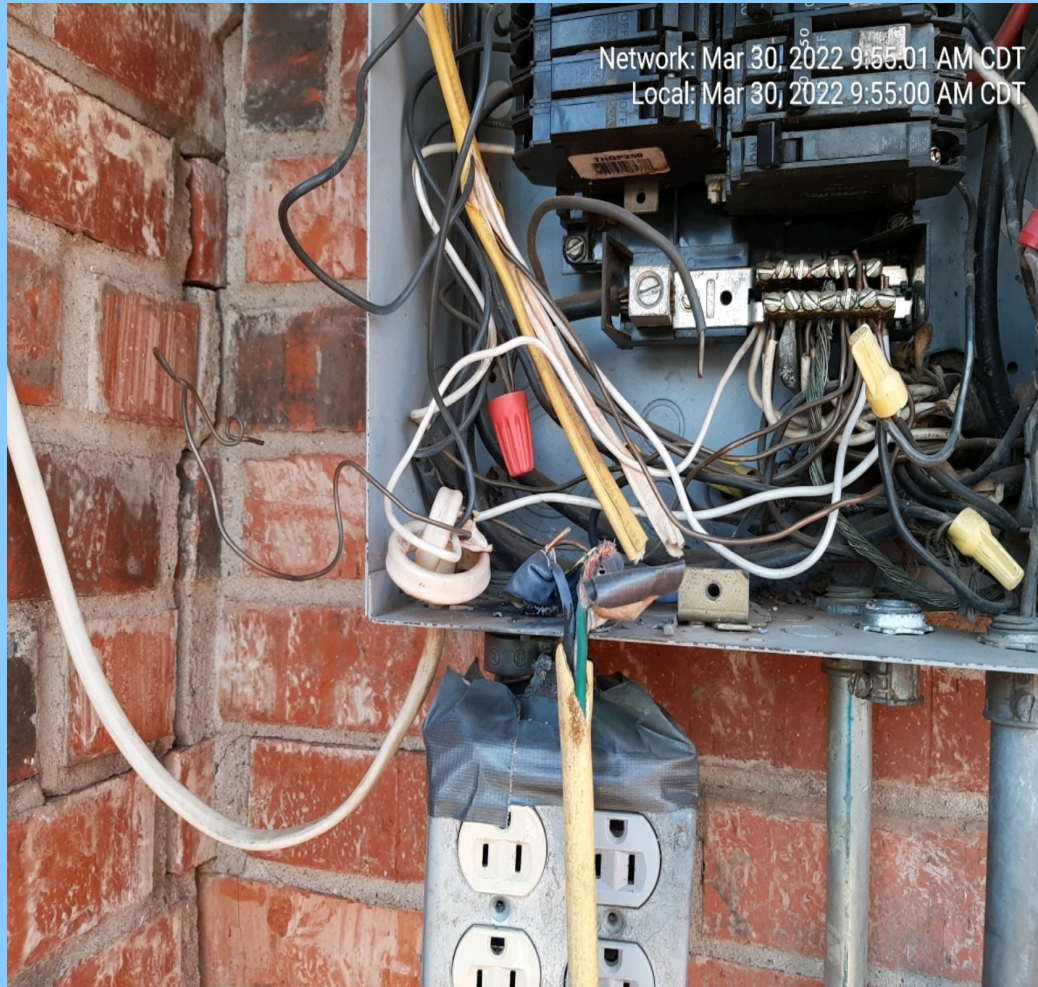
Nuisance Chapter 19-15 (Dilapidation)



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



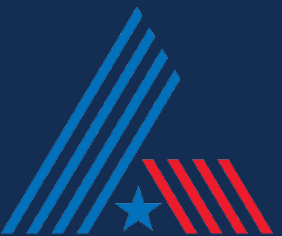
Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Inadequate Sanitation Chapter 8, Sec. 8-554



Hazardous Plumbing Chapter 8, Sec. 8-554



Hazardous Mechanical Equipment Chapter 8, Sec. 8-554



Inadequate Exits. Chapter 8, Sec. 8-554



Timeline of Events

- **March 30, 2022** – Inspected interior of property; found multiple code violations including unstable flooring/possible foundation defects (no photos of this). Multiple syringes found on property. Property was condemned.
- **April 7, 2022** – Affidavit of condemnation filed at the County Clerk office.
- **April 19, 2022** – Condemnation notice sent to property owner via regular and certified mail.
- **June 7, 2022** – Property sold.
- **June 10, 2022** – Initial notice of condemnation sent to new owner via regular and certified mail.
- **June 15, 2022** – Phone call with new owner. Explained to him the 30/60 and permit process and that he needed to submit a plan of action.
- **September 21, 2022** – Posted notice for October 2022 board hearing on structure and met with property owner (this meeting was cancelled.) At this time it was explained to the owner the actions he needed to complete to get a permit to start repairs. Found evidence that he was likely living in the shed on the property.
- **September 22, 2022** – Met with contractor, who is also the brother of the property owner, and explained to him what was required to obtain a building permit. He stated he needed a temporary power pole out there in order to begin the work. He was informed that the building official would approve the temporary power pole after he submitted the plan of action along with all other necessary paperwork to obtain the building permit. After the permit was pulled, then a temporary power pole would be allowed on the property.



Timeline of Events

- **October 11, 2022** – Sent notice of November Board of Building Standards hearing.
- **November 2, 2022** – Owner asked Board for 30 days to get plan together. Property owner told Board that the 30/60 order would allow him enough time. Board issued a 30/60 order.
- **December 12, 2022** – No Plan of Action received. No active permit. Property owner was given extension to have plan of action to city staff by December 30, 2022. Code Officer inspected property. Appears property owner is living in shed on property.
- **December 14, 2022** – Notice of Board hearing was sent by regular and certified mail to 2116 Sears Blvd as well as property owner's address in Clyde, TX. Notice of hearing was also posted on structure today.
- **December 30, 2022** – Today is deadline to provide completed Plan of Action.



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.

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

- Inadequate Sanitation Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec. 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19-15
- Hazardous electrical wiring Chapter 8, Sec 8-554 (4)
- Hazardous plumbing Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty weather protection, Chapter 8, Sec 8-554 (7)
- Inadequate Exits, Chapter 8, Sec 8-554 (10)

Order:

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



End of 2116 Sears Blvd. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 1/4/2023

TO:

FROM:

SUBJECT: 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

GENERAL INFORMATION

Owner: Penns, Erma Turnerhill
Sq Ft: 984
Structural: Poor
Foundation: P
Value: \$32,150
Total Value: \$32,810
Delinquent Tax: \$1,234.77

SPECIAL CONSIDERATIONS

October 29, 2021 – Case opened for dilapidated structure. Code officer informed that property owner is deceased.

February 8, 2022 – Daughter in law of deceased owner contacted the City, and stated she was heir trying to get property listed in her name.

May 18, 2022 – Daughter in law was told to submit a plan of action with cost estimates of repair so that she may pull a permit to repair.

May 25, 2022 – Notice of violation for dilapidated structure was sent to daughter in law as last attempt to have action taken for dilapidated structure case.

June 22, 2022 – Case moved to condemnation program due to no progress made under dilapidated structure program. Affidavit filed at the County Clerk office.

September 6, 2022 – Initial notice of condemnation sent to last known address of owner, and sent to heir as well

October 11, 2022 – Notice of November Board of Building Standards hearing sent.

December 12, 2022 – Inspected property. Found to be unsecured. To date, no plan of action has been received. No active permit. No recent contact from heirs.

December 14, 2022 – Notice of January hearing was sent to property owner and heir by regular and certified mail. Notice of hearing was also posted on structure today.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

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

Structural Hazard, Chapter 8, Sec. 8-554 (2)

Nuisance, Chapter 8, Sec 8-554 (3) and Chapter 19-15

Hazardous Electrical Wiring, Chapter 8, Sec. 8-554 (4)

Hazardous Plumbing, Chapter 8, Sec 8-554 (5)

Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on January 4, 2023.

ATTACHMENTS:

1. 20230104_22-001592_790 Carver St 20230104_22-001592_790 Carver St.pptx

CASE #22-001592

790 Carver St.



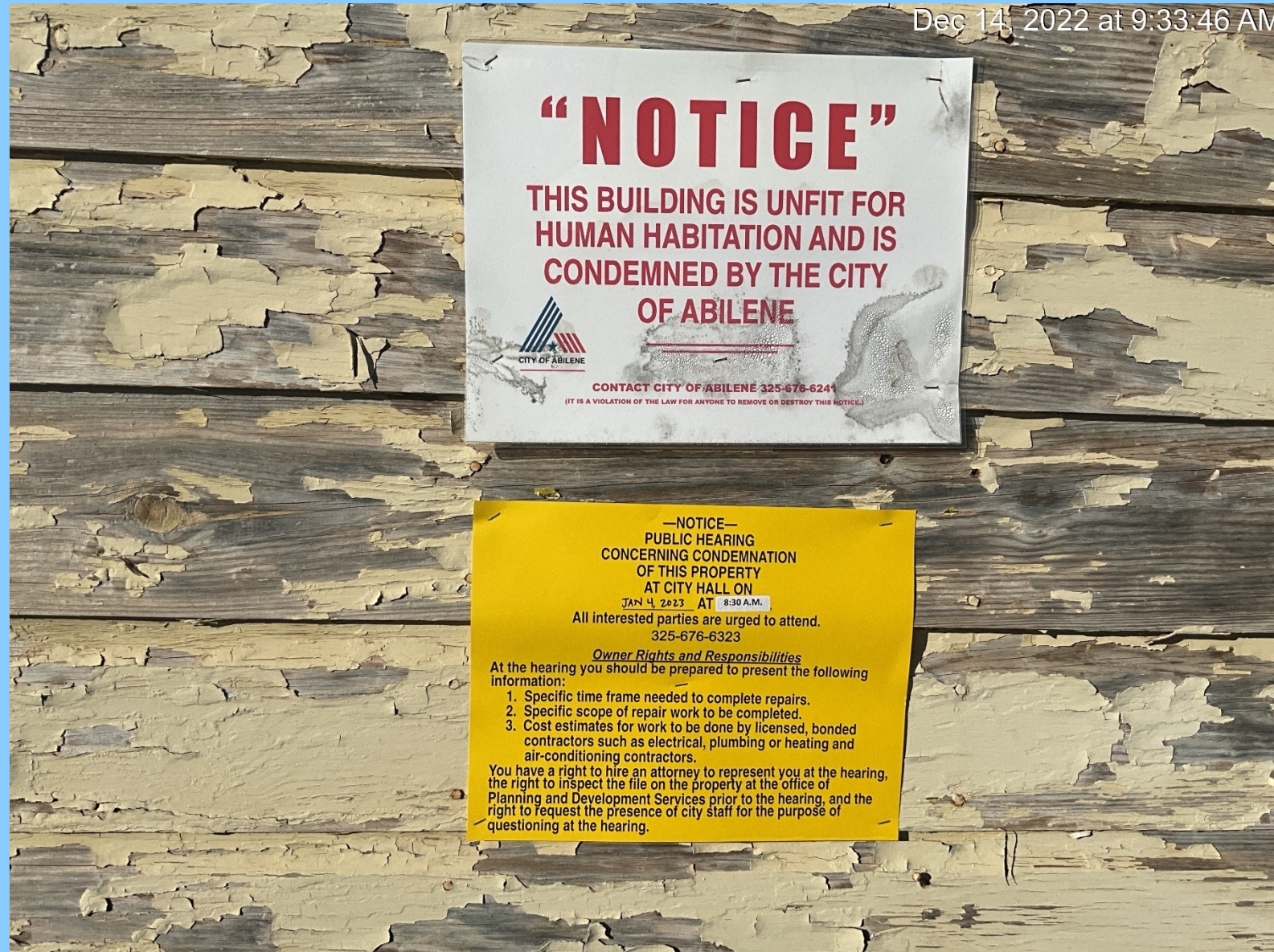
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Probate naming **Erma Turnerhill Penns** as the owner.
- **TAYLOR COUNTY** – Shows **Erma Turnerhill Penns** 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 2018**.
- Search reveals **Erma Turnerhill Penns** to be the owner.



Public Notice

Dec 14, 2022 at 9:33:46 AM



Front East Side

Oct 14, 2022 2:48:16 PM
Abilene



Rear West Side



South Side



North Side



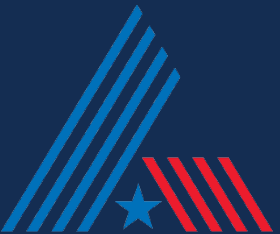
Substandard Code Violations

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

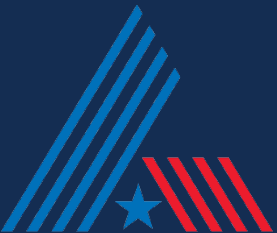
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 19-15 (3)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather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



Nuisance Chapter 19-15 (Dilapidation)



Hazardous Plumbing Chapter 8, Sec. 8-554



Hazardous Plumbing/Inadequate Sanitation Chapter 8, Sec. 8-554



Structural Hazard Chapter 8, Sec. 8-554



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Electrical Wiring Chapter 8, Sec. 8-554



Hazardous Mechanical Chapter 8, Sec. 8-554



Faulty Weather Protection Chapter 8, Sec. 8-554



Timeline of Events

- **October 29, 2021** – Case opened for dilapidated structure. Code officer informed that property owner is deceased.
- **February 8, 2022** – Daughter in law of deceased owner contacted the City, and stated she was heir trying to get property listed in her name.
- **May 18, 2022** – Daughter in law was told to submit a plan of action with cost estimates of repair so that she may pull a permit to repair.
- **May 25, 2022** – Notice of violation for dilapidated structure was sent to daughter in law as last attempt to have action taken for dilapidated structure case.
- **June 22, 2022** – Case moved to condemnation program due to no progress made under dilapidated structure program. Affidavit filed at the County Clerk office.
- **September 6, 2022** – Initial notice of condemnation sent to last known address of owner, and sent to heir as well
- **October 11, 2022** – Notice of November Board of Building Standards hearing sent.



Timeline of Events

- **December 12, 2022** – Inspected property. Found to be unsecured. To date, no plan of action has been received. No active permit. No recent contact from heirs.
- **December 14, 2022** – Notice of January hearing was sent to property owner and heir by regular and certified mail. Notice of hearing was also posted on structure today.
- **December 21, 2022** – Structure secured by Code Compliance



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.

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

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

Structural Hazard Chapter 8, Sec 8-554 (2)

Nuisance, Chapter 19-15 (3)

Hazardous electrical wiring Chapter 8, Sec 8-554 (4)

Hazardous plumbing Chapter 8, Sec 8-554 (5)

Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)

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

Order:

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



End of 790 Carver St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 1/4/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-002072: 1602 1/2 Chestnut St. (BELMONT ADDN, BLOCK 5, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Allen, Joe David & Pace, Jay Hunter and Kelly Ann

GENERAL INFORMATION

Owner: Allen Joe David & Pace Jay Hunter & Pace Kelly Ann

Sq Ft: Unknown

Structural: Poor

Foundation: P

Value: \$2,484

Total Value: \$5,484

Delinquent Tax: \$0

SPECIAL CONSIDERATIONS

August 2, 2022 – Code Enforcement was contacted by AFD Fire Marshall to inform us of a major structure fire located at 1602 Chestnut St. and that it was a total loss and is completely on the ground. This was confirmed as an arson and the subject was arrested.

August 3, 2022 – Found 1602 Chestnut (main structure) to be completely gone, other than debris. 1602 ½ Chestnut, a small dwelling unit remained. During inspection found two vagrants sleeping inside. Sent notice of emergency demolition of 1602 Chestnut to property owners. 1602 ½ Chestnut would not be included in the emergency demolition because it was not burned, however, it was found to be very substandard. Recorded affidavit of condemnation for 1602 / 1602 ½ Chestnut St at County Clerk's office.

August 10, 2022 – After multiple attempts I was able to make contact with the property owner. Owner was reluctant to want to work with the city on cleanup of the property. Owner was very difficult to work with over the phone.

August 11, 2022 – Utility shut-off letters sent.

September 13, 2022 – Demolition of 1602 Chestnut (main structure involved in fire) was completed.

September 20, 2022 – Neighbor reported disturbances from unknown number of people staying in 1602 ½ Chestnut.

Sent notice of condemnation by regular and certified mail to property owner. Asked property owner during past conversation if he would get this structure secured. He failed to do so.

Oct 2022 – Received additional complaints of vagrants causing disturbances on property at night.

October 24, 2022 – The City completed securement of structure as well as an abatement of junk and debris.

December 14, 2022 – Sent notice of January Board hearing to property owner. Posted notice of January hearing on structure.

December 16, 2022 – Mr. Allen met with representative from Planning and Zoning. He was told he could not convert the dwelling unit into storage as he expressed interest in doing because there is no longer a primary structure on this lot. He could not turn this unit into a primary structure because it violates set back requirements. It was determined there is nothing that can be done with this structure while there is no primary structure on the lot.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMO

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

Nuisance, Chapter 8, Sec 8-554 (3) and Chapter 19-15

Hazardous Electrical Wiring, Chapter 8, Sec. 8-554 (4)

Hazardous Plumbing, Chapter 8, Sec 8-554 (5)

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on January 4, 2023.

ATTACHMENTS:

1. 20230104_22-002072_1602 Chestnut St. 20230104_22-002072_1602 Chestnut St..pptx

CASE #22-002072

1602½ Chestnut St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Corrected Warranty Deed naming **Joe David Allen, Jay Hunter Pace and Kelly Ann Pace** as the owner.
- **TAYLOR COUNTY** – Shows **Allen Joe David & Pace Jay Hunter & Pace Kelly Ann** 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 August 5, 2022.
- Search reveals **Joe David Allen, Jay Hunter Pace and Kelly Ann Pace** to be the owner.



Public Notice

Dec 14, 2022 at 9:52:01 AM



Front East Side



Rear West Side



North Side



South Side



Substandard Code Violations

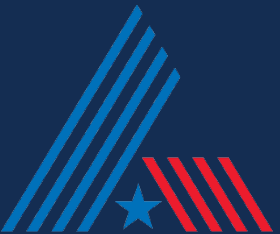
**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

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



Nuisance Chapter 19-15 (Dilapidation)

Faulty Weather Protection, Chapter 8, Sec. 8-554



Hazardous Electrical, Chapter 8, Sec. 8-554



Hazardous Plumbing, Chapter 8, Sec. 8-554

Inadequate Sanitation, Chapter 8, Sec. 8-554



Hazardous Plumbing, Chapter 8, Sec. 8-554

Inadequate Sanitation, Chapter 8, Sec. 8-554



Timeline of Events

- **August 2, 2022** – Code Enforcement was contacted by AFD Fire Marshall to inform us of a major structure fire located at 1602 Chestnut St. and that it was a total loss and is completely on the ground. This was confirmed as an arson and the subject was arrested.
- **August 3, 2022** – Found 1602 Chestnut (main structure) to be completely gone, other than debris. 1602 ½ Chestnut, a small dwelling unit remained. During inspection found two vagrants sleeping inside. Sent notice of emergency demolition of 1602 Chestnut to property owners. 1602 ½ Chestnut would not be included in the emergency demolition because it was not burned, however, it was found to be very substandard. Recorded affidavit of condemnation for 1602 / 1602 ½ Chestnut St at County Clerk's office.
- **August 10, 2022** – After multiple attempts I was able to make contact with the property owner. Owner was reluctant to want to work with the city on cleanup of the property. Owner was very difficult to work with over the phone.



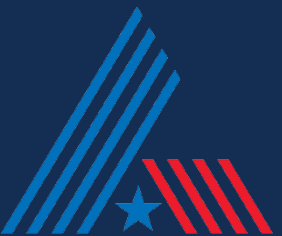
Timeline of Events

- **August 11, 2022** – Utility shut-off letters sent.
- **September 13, 2022** – Demolition of 1602 Chestnut (main structure involved in fire) was completed.
- **September 20, 2022** – Neighbor reported disturbances from unknown number of people staying in 1602 ½ Chestnut. Sent notice of condemnation by regular and certified mail to property owner. Asked property owner during past conversation if he would get structure secured. He failed to do so.
- **Oct 2022** – Received additional complaints of vagrants causing disturbances on property at night.
- **October 24, 2022** – The City completed securement of structure as well as an abatement of junk and debris.



Timeline of Events

- **December 14, 2022** – Sent notice of January Board hearing to property owner. Posted notice of January hearing on structure.
- **December 16, 2022** – Mr. Allen met with representative from Planning and Zoning. He was told he could not convert the dwelling unit into storage as he expressed interest in doing because there is no longer a primary structure on this lot. He could not turn this unit into a primary structure because it violates set back requirements. It was determined there is nothing that can be done with this structure while there is no primary structure on the lot.



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.

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

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

Nuisance, Chapter 19-15 (3)

Hazardous electrical wiring Chapter 8; Sec. 8-554 (4)

Hazardous plumbing Chapter 8; Sec. 8-554 (5)

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

Order:

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



End of 1602½ Chestnut St. Presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 1/4/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-002320: 1334 / 1334 1/2 Elm St. (J H DARNELL OF BELLEVUE OUTLOT 1, BLOCK 6, LOT 6, TAYLOR COUNTY, TEXAS), Owner: Roland Borden, Inc.

GENERAL INFORMATION

Owner: Roland Borden Inc.

Sq Ft: 1,328

Structural: Poor

Foundation: P

Value: \$52,431

Total Value: \$56,379

Delinquent Tax: \$1,749.58

SPECIAL CONSIDERATIONS

August 21, 2022 – Property brought to Code Enforcement attention by APD. APD informed Code of vacant, unsecured structure in poor condition with unauthorized occupants. Occupants were reported to be stealing utility services from next door residence. Two individuals arrested from this property on this date, one for meth charges.

August 23, 2022 – Inspected property. Found main structure as well as secondary dwelling unit in rear to both be unsecured. Found male subject living in rear unit with pitbull. Found extension cord run to property next door. Found deplorable conditions throughout property. Posted condemnation sign on both structures.

August 24, 2022 – Affidavit of condemnation was recorded at Taylor County Clerk's Office.

October 26, 2022 – Inspected property in preparation for securement. During this inspection a burning odor was detected by two code officers. Upon further inspection vagrants were found to be cooking on the floor of the secondary dwelling unit. A total of 3 burn pits were found inside

the unit and one on the outside of the unit. On this day the City completed an emergency securement.

November 10, 2022 – Notice of condemnation and 30/60 were sent by regular and certified mail to the property owner.

December 14, 2022 – Notice of January Board hearing was sent to property owner by regular and certified mail. Notice of hearing was posted on structures today.

December 21, 2022 – Sent notice of condemnation and notice of board hearing to First National Bank Baird. Bank was listed on a Deed of Trust from 1999. Spoke to Bank representative by phone and they said they do not think they have a lien on this property but will check and get back to me. They were informed by phone of the condemnation and hearing.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

Structural Hazard Chapter 8, Sec. 8-554 (2)

Nuisance, Chapter 8, Sec 8-554 (3) and Chapter 19

Hazardous Electrical Wiring, Chapter 8, Sec. 8-554 (4)

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on January 4, 2023.

ATTACHMENTS:

1. 20230104_22-002320_1334 Elm St. 20230104_22-002320_1334 Elm St..pptx

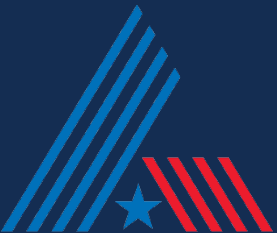
CASE #22-002320

1334 / 1334½ Elm 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 **Roland Borden, Inc** as the owner.
- **TAYLOR COUNTY** – Shows **Roland Borden, Inc** to be the owner.
- **SECRETARY OF STATE** – Shows entity **Roland Borden, Inc**, forfeited as of **January 15, 2021**.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **May 14, 2021**
- Search reveals **Roland Borden, Inc** to be the owner.



Public Notice



Front East Side



Rear West Side



North Side



South Side



Front East Side – Rear Substructure



Front East Side – Rear Substructure



Rear West Side – Rear Substructure



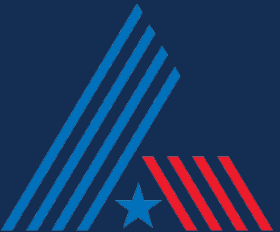
Substandard Code Violations

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

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



Nuisance Chapter 19-15 (Dilapidation)



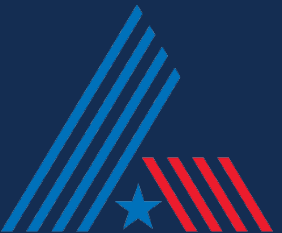
Nuisance Chapter 19-15 (Dilapidation)



Nuisance Chapter 19-15 (Dilapidation & Structural Damage – rear substructure)



Nuisance Chapter 19-15 (Dilapidation – rear substructure)



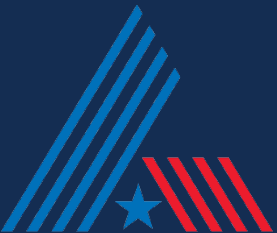
Inadequate Sanitation (main structure), Chapter 8, Sec. 8-554



Inadequate Sanitation, Chapter 8, Sec. 8-554



Structural Hazards, Chapter 8, Sec. 8-554



Structural Hazards, Chapter 8, Sec. 8-554 (Rear Substructure)



Nuisance, Chapter 19-15 (unfit for habitation, trash, harborage, fire hazard)



Nuisance, Chapter 19-15 - Substructure (unfit for habitation, trash, harborage, fire hazard)



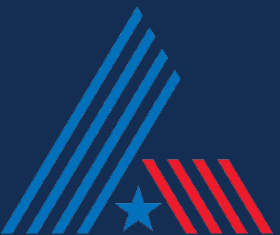
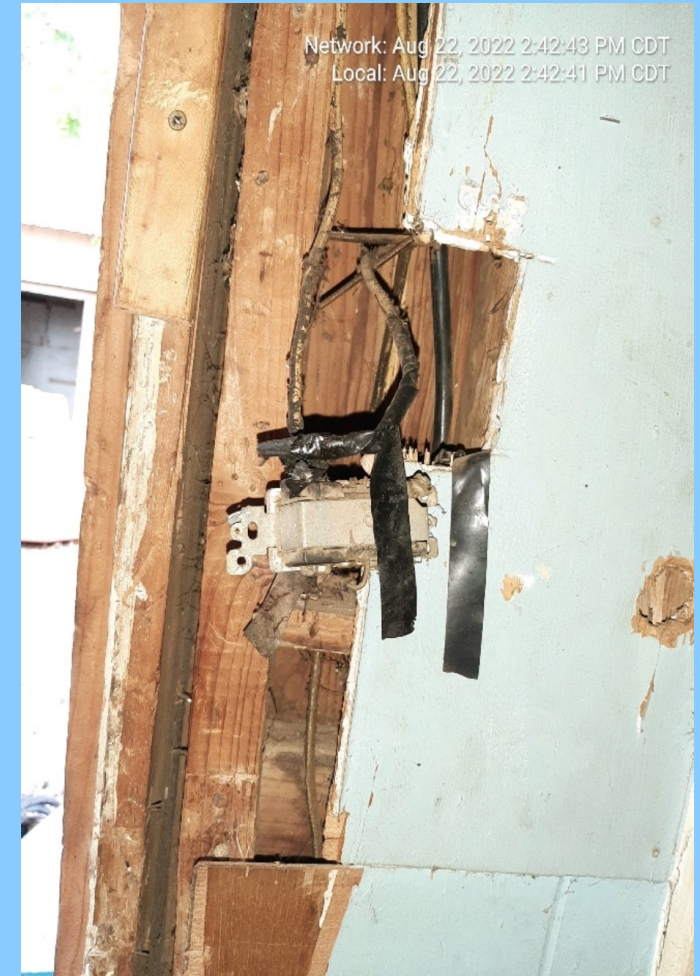
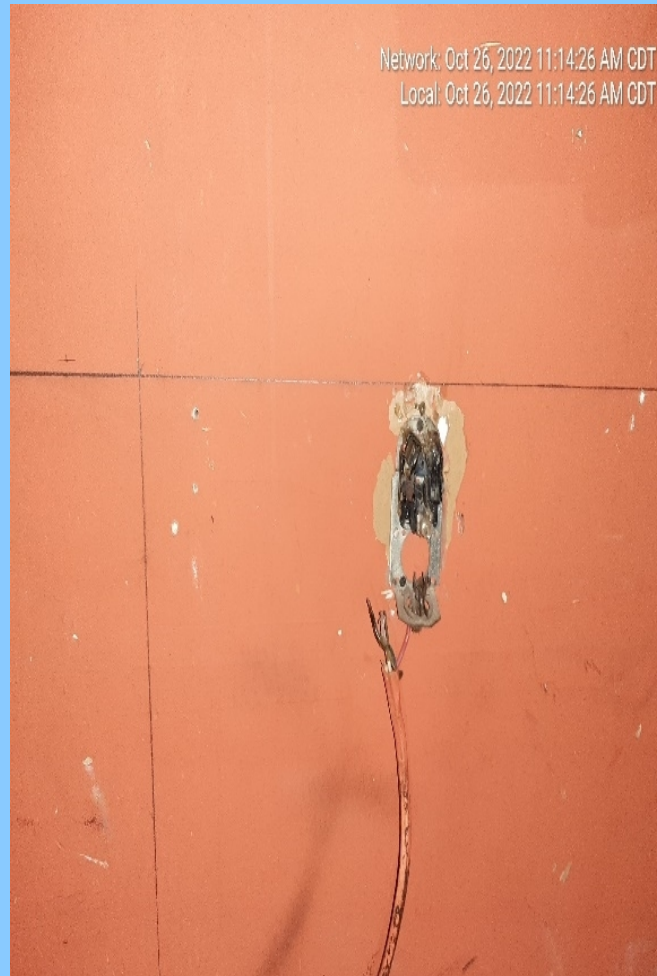
Nuisance, Chapter 19-15 (Unfit for habitation, trash, harborage, fire hazard)



Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)



Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)



Timeline of Events

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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 1334 / 1334½ Elm St. Presentation

