



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 March 1, 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 January 2023 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 & GONZALES, ALEXANDER
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001921: 3042 PINE ST. (NORTH PARK ADDN, BLOCK 24, LOT N82.5 S329.25 E390, ACRES .74, TAYLOR COUNTY, TEXAS), Owner: RAMIREZ, RAUL S.
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002218: 626 N. 8th St. (S100X160 OUTLOT 3 SW1/4 177 OT ABL TIF#1, TAYLOR COUNTY, TEXAS), Owner: ANTIOCH CHRISTIAN METHODIST EPISCOPAL

- 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.
- E. 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: Adelita Fernandez Zapata
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003296: 302 N. MOCKINGBIRD LN. (OAKWOOD ADDN SEC 3, BLOCK 19, LOT S1/2 LT12, TAYLOR COUNTY, TEXAS), Owner: ABILENE APARTMENTS, LLC

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)

- A. The Board of Building Standards of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the noted Texas Government Code Sections: 551.071 (Consultation with Attorney)

ADJOURNMENT

Notice

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

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 24th day of February, 2023, at 8:00 a.m.

*Kaitlin Richardson, Deputy City
Secretary*



**Board of Building Standards
Agenda Memo**

Meeting Date:3/1/2023

TO:

FROM:

**SUBJECT: Public hearing and possible approval of January 2023 Board of
Building Standards meeting minutes.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 01.04.2023 BOBS mins

01.04.2023 BOBS mins.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
January 4, 2023 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. Will Duggar

Staff Present: Mr. Tim Littlejohn, Director of Planning and Development
Services
Mr. Van Watson, Building Official
Mr. Stanley Smith, City Attorney
Mr. Clay Door, Code Compliance Division Manager
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, December 7, 2022, were provided in advance to Board Members for review.

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

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

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

NAYS: None

ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

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. Marsh 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 Dr. Paris, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Duggar, 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 Dr. Paris, motion passed.

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

NAYS: 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. Marsh 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. Duggar, motion passed.

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

NAYS: None

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

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

NAYS: None

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

Mr. Marsh 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.

Board Held Discussion: Board asked the building official about set backs since there was a fire to the primary structure. The board also talked to staff about if the owner knows a new primary structure can be built on the property.

Mr. McBrayer 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. Webb, motion passed.

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

NAYS: None

Mr. McBrayer 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. Webb, motion passed.

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

NAYS: None

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.

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

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

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

Order: Owner to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Public Hearing: Mr. Beard opened the public hearing. Mr. Roland Borden spoke to the board that he had to have someone living in the house evicted. Mr. Borden stated he has cleaned up a lot of the trash. Mr. Borden also stated he sold the property the week prior to this meeting. He stated it was sold as is and the new owner know's the property is condemned. Mr. Borden stated he believes the new owners are going to do the work on the property to get it out of condemnation.

Mr. Beard closed public hearing.

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

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

NAYS: None

Mr. Will Duggar was introduced as a new board member.

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:27 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 3/1/2023

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 & GONZALES, ALEXANDER

GENERAL INFORMATION

Owner: Meza, Christopher & Gonzales, Alexander

Sq Ft: 1,365

Structural: Poor

Foundation: Poor

Value: \$33,529

Total Value: \$34,852

Delinquent Tax: \$442.42

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 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 – **Board decision of 30-60.**

December 12, 2022 – Property owner was given extension to have plan of action to city staff by December 30, 2022. Code Officer inspected 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 – No active permit. Day of deadline.

January 4, 2023 – **Board issued order for demo.**

January 9, 2023 – Discovered an incomplete plan of action was delivered to permit tech at the very end of the day of the deadline before holiday break. Code was not informed that this information was turned in as was previous procedure. Discussed this with Building Official and Legal. It was determined that the case should be brought back before the Board since the property owner did attempt to meet his deadline to turn in a complete plan of action.

January 10, 2023 – Posted notice of February Board hearing on structure. Met with property owner and brother. Explained several times what was still required in their plan of action to be able to issue a permit and gave a deadline to turn in complete plan of action by the next hearing on February 1, 2023. Also explained why we were taking property back to the February hearing.

January 17, 2023 – Sent notice of February Board hearing to property owners.

January 27, 2023 – Called property owner to remind him of deadline to turn in completed plan of action

February 1, 2023 – **BOBS HEARING CANCELLED DUE TO INCLEMENT WEATHER**

February 3, 2023 – Notice of March hearing posted on structure. Notices for March hearing were sent to property owner.

February 7, 2023 - Completed plan of action delivered today. Scanned and sent it to CBO for approval.

February 8, 2023 – Plan of action was approved by CBO. No permit shall be issued until after approval by BOBS at March 1st hearing due to previous demo order. Property owner was informed of this.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Order owner to repair: 30 days to provide a plan of action including a timeframe for repair and cost 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 expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on March 1, 2023.

ATTACHMENTS:

1. 20230301_Slides Intro 20230301_Slides Intro.pptx
2. 20230301_22-000806_2116 Sears Blvd 20230301_22-000806_2116 Sears Blvd.pptx

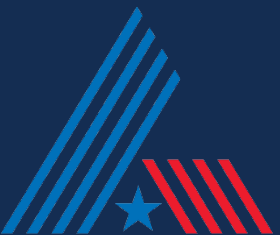
BOARD OF BUILDING STANDARDS

March 1, 2023



PUBLIC NOTICE – March 1, 2023 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, March 1, 2023 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2116 Sears Blvd. Abilene, TX 79603, 3042 Pine St. Abilene, TX 79601, 626 N. 8th St. Abilene, TX 79601, 1334 Elm St. Abilene, TX 79602, 258 Ross Ave. Abilene, TX 79605, and 302 N. Mockingbird Ln. Abilene, TX 79603. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



CASE #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

Feb 3, 2023 at 12:28:32 PM



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)



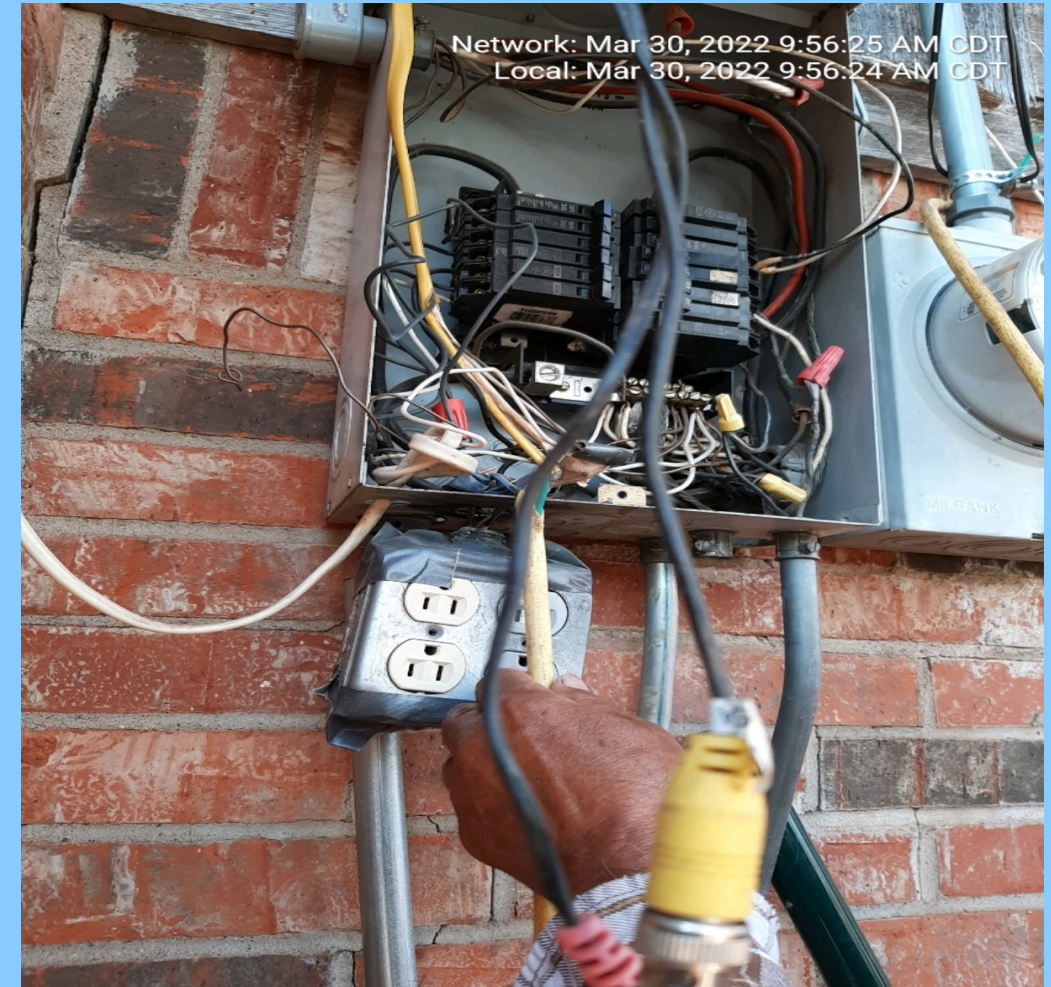
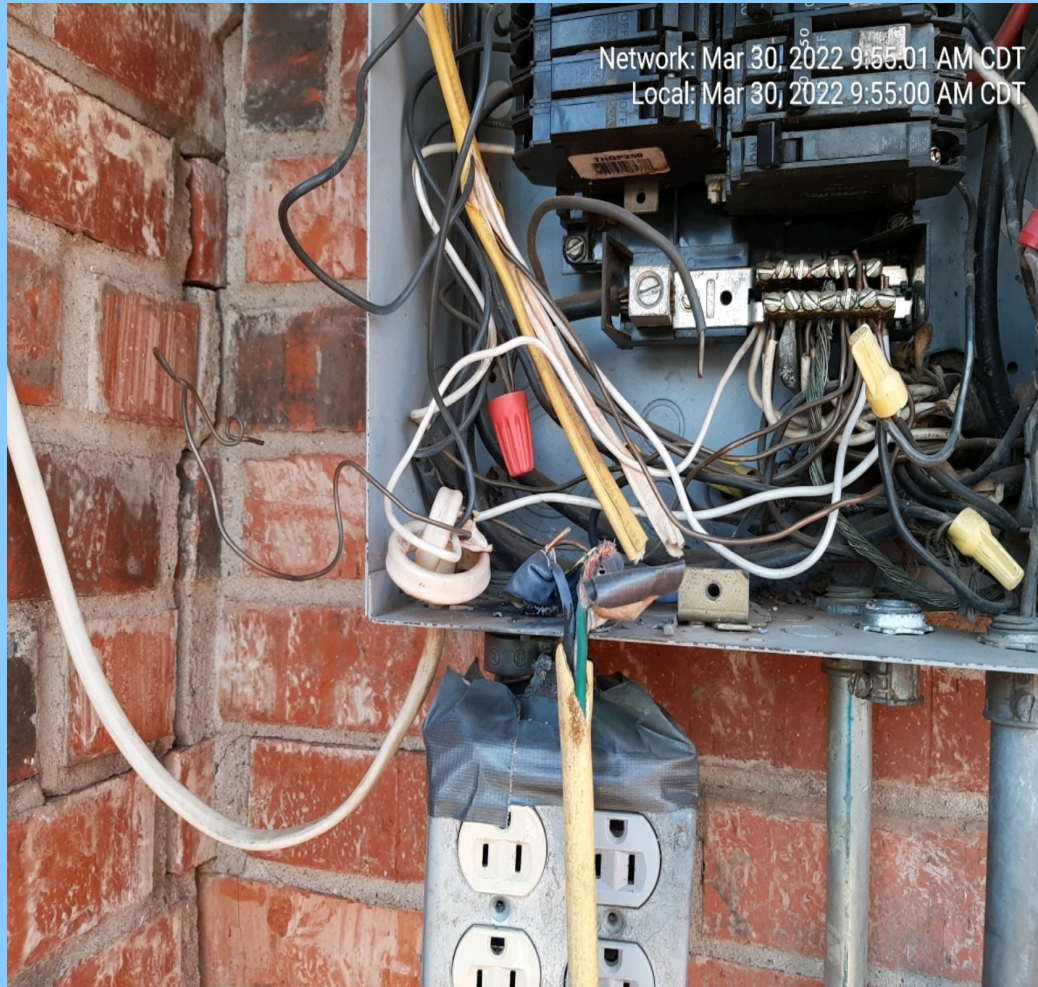
Nuisance Chapter 19-15 (Dilapidation)



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** – 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 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.
- **October 11, 2022** – Sent notice of November Board hearing.
- **November 2, 2022** – Board decision of 30-60.



Timeline of Events

- **December 12, 2022** – Property owner was given extension to have plan of action to city staff by December 30, 2022.
- **December 14, 2022** – Notice of Board hearing was sent to property owners. Notice of hearing was also posted on structure today.
- **December 30, 2022** – No active permit. Day of deadline.
- **January 4, 2023** – **Board issued order for demo.**
- **January 9, 2023** – Discovered an incomplete plan of action was delivered to permit tech at the very end of the day of the deadline before holiday break. Code was not informed that this information was turned in as was previous procedure. Discussed this with Building Official and Legal. It was determined that the case should be brought back before the Board since the property owner did attempt to meet his deadline to turn in a complete plan of action.
- **January 10, 2023** – Posted notice of February Board hearing on structure. Met with property owner and brother. Explained several times what was still required in their plan of action to be able to issue a permit and gave a deadline to turn in complete plan of action by the next hearing on February 1, 2023. Also explained why we were taking property back to the February hearing.



Timeline of Events

- **January 17, 2023** – Sent notice of February Board hearing to property owners.
- **January 27, 2023** – Called property owner to remind him of deadline to turn in completed plan of action
- **February 1, 2023 – BOBS HEARING CANCELLED DUE TO INCLEMENT WEATHER**
- **February 3, 2023** – Notice of March hearing posted on structure. Notices for March hearing were sent to property owner.
- **February 7, 2023** - Completed plan of action delivered today. Scanned and sent it to CBO for approval.
- **February 8, 2023** – Plan of action was approved by CBO. No permit shall be issued until after approval by BOBS at March 1st hearing due to previous demo order. Property owner was informed of this.



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 2116 Sears Blvd. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 3/1/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001921: 3042 PINE ST. (NORTH PARK ADDN, BLOCK 24, LOT N82.5 S329.25 E390, ACRES .74, TAYLOR COUNTY, TEXAS), Owner: RAMIREZ, RAUL S.

GENERAL INFORMATION

Owner: Ramirez, Raul S.

Sq. Ft.: 3,240

Structural: Poor

Foundation: Poor

Value: \$79,982

Total: \$104,158

Del. Tax: \$0.00

SPECIAL CONSIDERATIONS

October 8, 2021- Dilapidated structure case was opened. Notice of dilapidated structure was sent to property owner (deceased) same address that heir resides.

October 18, 2021 – Second notice for dilapidated structure was sent to property owner/heir.

January 31, 2022 – Additional notice sent addressed to heir.

April 22, 2022 – Sent notice to relative address on Hickory St

May 23, 2022 – Spoke to heir by phone. Agreed to set up day to perform interior inspection of property.

June 21, 2022- Heir was supposed to grant access to structure but so far has not. No further contact with heir since May 23rd.

July 18, 2022- No contact from property heir. No plan or progress to make any repairs to house. No clean up in backyard. Closing dilapidated case. Condemnation case has been opened. Affidavit of condemnation recorded at County Clerk.

November 10, 2022 – Sent initial notice of condemnation and 30-60 letter to property

owner/heir.

November 21, 2022 – Property heir called to inform us that property is in probate. Verified probate case.

January 3, 2022 – Found structure to be unsecured. Performed interior inspection. Found likely foundation damage when walking across floor.

January 11, 2023 – Notice of February Board hearing posted on structure.

January 13, 2023 – Notice of February Board hearing sent to property owner/heir.

February 1, 2023 – **BOBS HEARING CANCELLED DUE TO INCLEMENT WEATHER**

February 2, 2023 – Spoke to property owner about cancelled hearing/next hearing and about having a plan of action prepared to present to the board on March 1st.

February 3, 2023 – Notice of March hearing posted on structure. Notice of hearing sent to property owner/heir.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost 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 passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on March 1, 2023.

ATTACHMENTS:

1. 20230301_22-001921_3042 Pine St. 20230301_22-001921_3042 Pine St..pptx

CASE #22-001921

3042 Pine St.



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 **Raul S. Ramirez** as the owner.
- **TAYLOR COUNTY** – Shows **Raul S. Ramirez** 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** – No record of service to this address
- Search reveals **Raul S. Ramirez** to be the owner.



Public Notice

Feb 3, 2023 at 2:14:01 PM



—NOTICE—
PUBLIC HEARING
—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
WEDNESDAY, FEBRUARY 8, 2023 AT 10:00 A.M.
All interested parties are urged to attend.
325- 476-4277
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

Jan 3, 2023 at 10:34:48 AM



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 Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- 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)



Dilapidation



Dilapidation



Inadequate Sanitation



Structural Hazard



Hazardous Plumbing



Hazardous Mechanical



Faulty Weatherization



Timeline of Events

- **October 8, 2021-** Dilapidated structure case was opened. Notice of dilapidated structure was sent to property owner (deceased) same address that heir resides.
- **October 18, 2021** – Second notice for dilapidated structure was sent to property owner/heir.
- **January 31, 2022** – Additional notice sent addressed to heir.
- **April 22, 2022** – Sent notice to relative address on Hickory St
- **May 23, 2022** – Spoke to heir by phone. Agreed to set up day to perform interior inspection of property.
- **June 21, 2022-** Heir was supposed to grant access to structure but so far has not. No further contact with heir since May 23rd.
- **July 18, 2022-** No contact from property heir. No plan or progress to make any repairs to house. No clean up in backyard. Closing dilapidated case. Condemnation case has been opened. Affidavit of condemnation recorded at County Clerk.



Timeline of Events

- **November 10, 2022** – Sent initial notice of condemnation and 30-60 letter to property owner/heir.
- **November 21, 2022** – Property heir called to inform us that property is in probate.
- **January 3, 2022** – Found structure to be unsecured. Performed interior inspection. Found likely foundation damage when walking across floor.
- **January 11, 2023** – Notice of February Board hearing posted on structure.
- **January 13, 2023** – Notice of February Board hearing sent to property owner/heir.
- **February 1, 2023** – **BOBS HEARING CANCELLED DUE TO INCLEMENT WEATHER**
- **February 2, 2023** – Spoke to property owner about cancelled hearing/next hearing and about having a plan of action prepared to present to the board on March 1st.
- **February 3, 2023** – Notice of March hearing posted on structure. Notice of hearing sent to property owner/heir.



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 3042 Pine St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 3/1/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002218: 626 N. 8th St. (S100X160 OUTLOT 3 SW1/4 177 OT ABL TIF#1, TAYLOR COUNTY, TEXAS), Owner: ANTIOCH CHRISTIAN METHODIST EPISCOPAL

GENERAL INFORMATION

Owner: Antioch Christian Methodist Episcopal

Sq. Ft.: 1,054

Structural: Poor

Foundation: Poor

Value: unknown

Total: unknown

Del. Tax: exempt

SPECIAL CONSIDERATIONS

December 28, 2021 – Identified structure with extensive exterior damage. Opened case for dilapidation. Sent notice to property owner.

June 24, 2022 – No action taken by property owner. Second notice sent for dilapidated structure.

January 4, 2022 – Representative from property requested list of demolition contractors. He said he is trying to get funds together for demolition but it will take a while due to the size of the congregation.

June 13, 2022 – Sent reminder to property representative that he needs to take action on this property.

July 15, 2022 – Left door notice as reminder for organization that they need to take action on the dilapidated property.

August 8, 2022 – Spoke to representative for property. Explained to him consent to demo process. He agreed to let me perform an interior inspection of the structure.

August 15, 2022 – Performed an interior inspection. Found structure to be in worse condition than expected. Foundation issues noticed when walking across floor. Representative for property agreed to draft a letter from the organization's board to designate someone to be able to sign the consent for the city to demolish.

August 15, 2022 – Property was condemned, affidavit filed, utility shut off letters sent.

September 19, 2022 – No letter completed and no further contact from organization representative.

November 10, 2022 – Initial notice of condemnation and 30/60 letter sent to property owner.

January 11, 2023 – Notice of February Board hearing sent to organization and posted on structure.

January 20, 2023- While taking photos of this property, I was approached by the female pastor. She stated they have a bid for demolition of this property, but it is being sent up their chain of command for approval.

February 1, 2023 – **BOBS HEARING CANCELLED DUE TO INCLEMENT WEATHER**

February 3, 2023 – Notice of March hearing posted on structure and sent to property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost 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 passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on March 1, 2023.

ATTACHMENTS:

1. 20230301_22-002218_626 N 8th St. 20230301_22-002218_626 N 8th St..pptx

CASE #22-002218

626 N. 8th St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – No deed in county records
- **TAYLOR COUNTY** – Shows **Antioch Christian Methodist Episcopal** 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** – Not available for this structure
- Search reveals **Antioch Christian Methodist Episcopal** to be the owner.



Public Notice



Front South Side



Rear North Side



East Side



West 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 8, Sec 8-554 (3), Chapter 19, Sec 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)



Inadequate Sanitation



Structural Hazards



Electrical Hazards



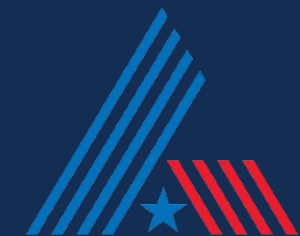
Plumbing Hazards



Mechanical Issues



Faulty Weatherization



Timeline of Events

- **December 28, 2021** – Identified structure with extensive exterior damage. Opened case for dilapidation. Sent notice to property owner.
- **January 4, 2022** – Representative from property requested list of demolition contractors. He said he is trying to get funds together for demolition but it will take a while due to the size of the congregation.
- **June 13, 2022** – Sent reminder to property representative that he needs to take action on this property.
- **June 24, 2022** – No action taken by property owner. Second notice sent for dilapidated structure.
- **July 15, 2022** – Left door notice as reminder for organization that they need to take action on the dilapidated property.
- **August 8, 2022** – Spoke to representative for property. Explained to him consent to demo process. He agreed to let me perform an interior inspection of the structure.



Timeline of Events

- **August 15, 2022** – Performed an interior inspection. Found structure to be in worse condition than expected. Foundation issues noticed when walking across floor. Representative for property agreed to draft a letter from the organization's board to designate someone to be able to sign the consent for the city to demolish.
- **August 15, 2022** – Property was condemned, affidavit filed, utility shut off letters sent.
- **September 19, 2022** – No letter completed and no further contact from organization's representative.
- **November 10, 2022** – Initial notice of condemnation and 30/60 letter sent to property owner.
- **January 11, 2023** – Notice of February Board hearing sent to organization and posted on structure.
- **January 20, 2023**- While taking photos of this property, I was approached by the pastor. She stated they have a bid for demolition of this property, but it is being sent up their chain of command for approval.
- **February 1, 2023** – **BOBS HEARING CANCELLED DUE TO INCLEMENT WEATHER**
- **February 3, 2023** – Notice of March hearing posted on structure and sent to property owner.



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 626 N. 8th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 3/1/2023

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.

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 pit-bull. 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.

January 4, 2023 – **Mr. Borden informed the Board that he had a contract for sale of the property. The Board ordered the case to be Tabled until the next hearing.**

January 25, 2023 – Informed by property owner of hold up with property transfer. Reason was due to title company.

February 1, 2023 – **BOBS HEARING CANCELLED DUE TO INCLEMENT WEATHER**

February 3, 2023 – Notice of March hearing posted on structure and sent to property owner and possible lienholder. Lienholder never confirmed whether they still have interest in the property or not.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Order owner to repair: 30 days to provide a plan of action including a timeframe for repair and cost 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.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on March 1, 2023.

ATTACHMENTS:

1. 20230301_22-002320_1334 Elm St. 20230301_22-002320_1334 Elm St..pptx

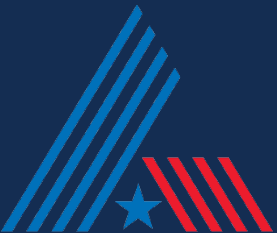
CASE #22-002320

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

Feb 3, 2023 at 2:27:36 PM



Front East Side



Rear West Side



North Side



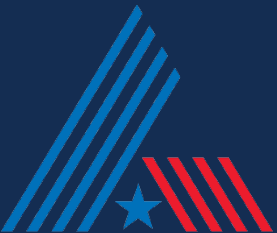
South Side



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)



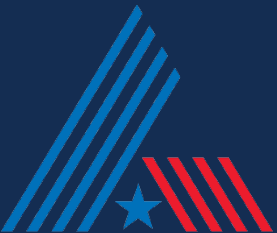
Inadequate Sanitation (main structure), Chapter 8, Sec. 8-554



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)



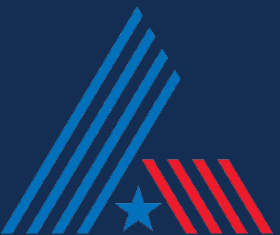
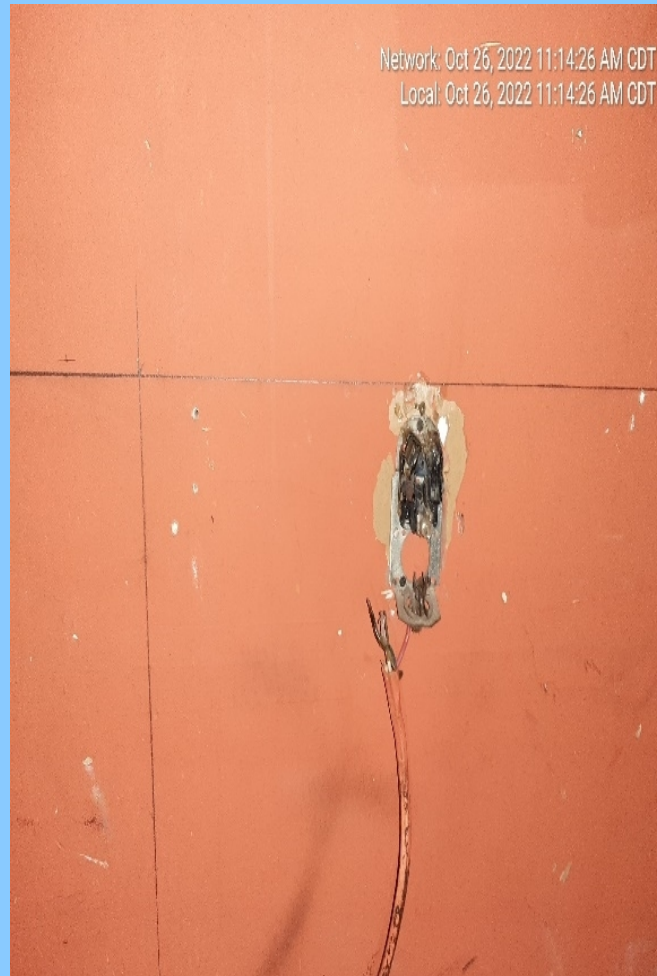
Nuisance, Chapter 19-15 (Unfit for habitation, trash, harborage, fire hazard)



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



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



Timeline of Events

- **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.
- **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.



Timeline of Events

- **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.
- **January 4, 2023** – Mr. Borden informed the Board that he had a contract for sale of the property. The Board ordered the case to be Tabled until the next hearing.
- **January 25, 2023** – Informed by property owner of hold up with property transfer. Reason was due to title company.
- **February 1, 2023** – **BOBS HEARING CANCELLED DUE TO INCLEMENT WEATHER**
- **February 3, 2023** – Notice of March hearing posted on structure and sent to property owner and possible lienholder. Lienholder never confirmed whether they still have interest in the property or not.



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





**Board of Building Standards
Agenda Memo**

Meeting Date: 3/1/2023

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: Adelita Fernandez Zapata

GENERAL INFORMATION

Owner: Adelita Fernandez Zapata
Sq Ft: 1205
Structural: Poor
Foundation: Poor
Value: \$22,053
Total Value: \$23,253
Delinquent Tax: \$199.41

SPECIAL CONSIDERATIONS

May 5, 2022 – Case started under dilapidated structure program. Notices sent to the owner.

May 18, 2022 – Received report from Abilene Police Department of an arrest made at the property for assault.

June 10, 2022 – Complaint received of structure being severely dilapidated, and tent being set up in the back yard.

June 16, 2022 – Certified mail sent to owner of dilapidated structure violation.

June 21, 2022 – Attempt to make contact with owner unsuccessful. Owner also has not tried to reach out to the City.

June 21, 2022 - Met with property owner Sandra Pena at 258 Ross. She let staff know she lives there with her husband. She said she has let people stay with her over the years that have caused the property to get into the condition that it is in. She let staff know she lets someone stay in a tent in the backyard. Staff did a complete walk through of the property with Ms. Pena. The

conditions inside were deplorable. I observed a hole in the exterior roof, substandard plumbing, hazardous electrical, possible bad foundation (the floor was in bad shape, very uneven and wavy), unsanitary conditions, and at least one person staying in a tent in the backyard.

June 23, 2022 – Provided property owner with information for resources on assistance to repair the structure.

July 7, 2022 – Property stated she did an application with some resources that were provided. Staff will verify.

July 11, 2022 – Received multiple nuisance complaints on the property.

August 1, 2022 – Received complaint of squatters living in the home.

August 4, 2022 – Another resource offered to owner to look into for assistance.

September 7, 2022 – Abilene Police Department and Marshal's Division Responded to a call regarding a dispute between the owner and some occupants that were staying at the property. Occupants were told they were being evicted.

September 19, 2022 – Property owner has been staying at another residence for an unknown period of time. During this time, at least since 17 August, the property owner's son and his wife have been staying at this residence. Today the Constables office is evicting only the son's wife. The son says he will leave to go where ever his wife goes. The property owner was told today by code enforcement not to return to the home because it is uninhabitable and has been condemned by the city. 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 16, 2022 – Spoke to person in process of purchasing property.

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

December 7, 2022 – **BOBS order of 30/60**

December 9, 2022 – Deed recorded in county clerk of new owner.

December 16, 2022 – Spoke to new property owner, explained process to obtain permit. Sent initial notice of condemnation & 30/60 to new owner.

December 21, 2022 – Initial notice of condemnation and 30-60 were received by new owner

February 3, 2023 – Notice of March BOBS hearing posted on structure

February 6, 2023 – Notice of March BOBS hearing sent to owner

February 9, 2023 – Found property to be unsecured. Inspected interior and found no change since property was condemned. Property is still full of trash and animal and rodent matter. No attempt has been made by new owner to prepare house for repairs.

February 9, 10, 2023 – Attempted to contact new owner, left voicemail and text message.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost 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 passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on March 1, 2023.

ATTACHMENTS:

1. 20230301_22-002607_258 Ross Ave. 20230301_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** – General Warranty Deed naming **Adelita Fernandez Zapata** as the owner.
- **TAYLOR COUNTY** – Shows **Adelita Fernandez Zapata** 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 **Adelita Fernandez Zapata** to be the owner.



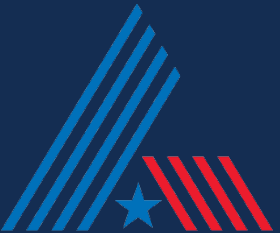
Public Notice



Front East Side



Rear West Side



North Side



South Side

Feb 9, 2023 at 12:05:55 PM



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) and Chapter 19, Sec. 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)



Inadequate Sanitation



Inadequate Sanitation



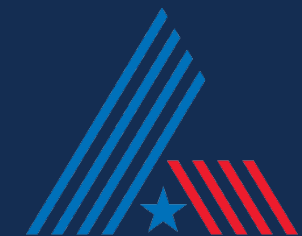
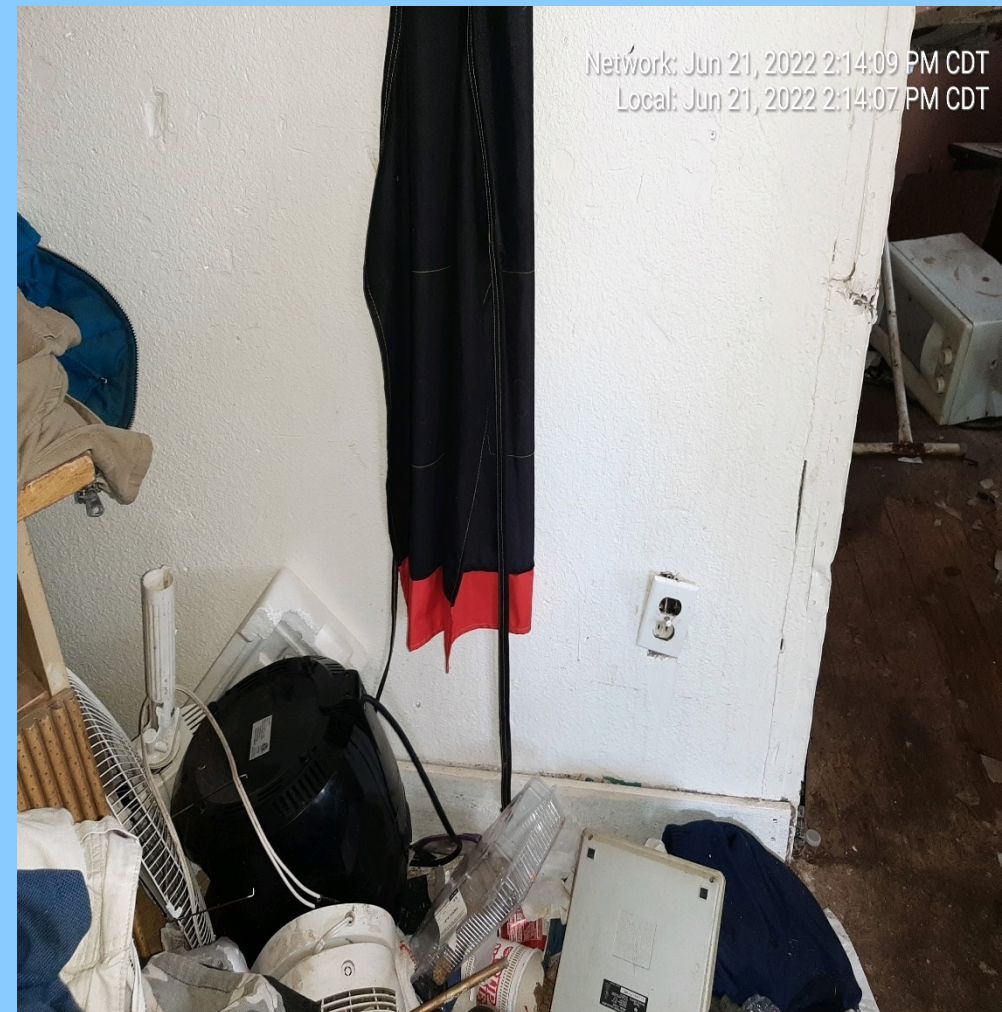
Hazardous Structural (Foundation – Not Shown, Also Hazardous)



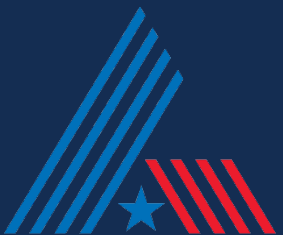
Nuisance – harborage for vermin



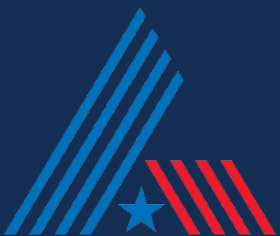
Hazardous Electrical Wiring



Hazardous Plumbing



Hazardous Mechanical Equipment



Inadequate Exits



Timeline of Events

- **May 5, 2022** – Case started under dilapidated structure program. Notices sent to the owner.
- **June 10, 2022** – Complaint received of structure being severely dilapidated, and tent being set up in the back yard.
- **June 16, 2022** – Certified mail sent to owner of dilapidated structure violation.
- **June 21, 2022** – Attempt to make contact with owner unsuccessful. Owner also has not tried to reach out to the City.
- **June 21, 2022** - Met with property owner, did a complete walk through of the property with Ms. Pena. The conditions inside were deplorable. I observed a hole in the exterior roof, substandard plumbing, hazardous electrical, bad foundation (the floor was in bad shape, very uneven and wavy) as well as unsanitary conditions.
- **June 23, 2022** – Provided property owner with information for resources on assistance to repair the structure.



Timeline of Events

- **July 7, 2022** – Property owner stated she did an application with some resources that were provided. Staff will verify.
- **July 11, 2022** – Received multiple nuisance complaints on the property.
- **August 1, 2022** – Received complaint of squatters living in the home.
- **August 4, 2022** – Another resource offered to owner to look into for assistance.
- **September 19, 2022** – Property owner has been staying at another residence for an unknown period of time. During this time, at least since 17 August, the property owner's son and his wife have been staying at this residence. Today the Constables office is evicting only the son's wife. The son says he will leave to go where ever his wife goes. The property owner was told today by code enforcement not to return to the home because it is uninhabitable and has been condemned by the city. 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.



Timeline of Events

- **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** – Explained to property owner 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 means to repair the house, and inquired about selling it.
- **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.



Timeline of Events

- **December 7, 2022** – BOBS order of 30/60 issued
- **December 9, 2022** – Deed recorded in county clerk of new owner.
- **December 16, 2022** – Spoke to new property owner, explained process to obtain permit. Sent initial notice of condemnation & 30/60 to new owner.
- **December 21, 2022** – Initial notice of condemnation and 30-60 were received by new owner
- **February 3, 2023** – Notice of March BOBS hearing posted on structure
- **February 6, 2023** – Notice of March BOBS hearing sent to owner
- **February 9, 2023** – Found property to be unsecured. Inspected interior and found no change since property was condemned. Property is still full of trash and animal and rodent matter. No attempt has been made by new owner to prepare house for repairs.
- **February 9, 10, 2023** – Attempted to contact new owner, left voicemail and text message.



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: 3/1/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003296: 302 N. MOCKINGBIRD LN. (OAKWOOD ADDN SEC 3, BLOCK 19, LOT S1/2 LT12, TAYLOR COUNTY, TEXAS), Owner: ABILENE APARTMENTS, LLC

GENERAL INFORMATION

Owner: Abilene Apartments, LLC
Sq. Ft.: 39,108
Structural: Poor
Foundation: OK
Value: \$933,080
Total: \$1,067,000
Del. Tax: \$0.00

SPECIAL CONSIDERATIONS

January 18, 2019 – Building Inspections investigation opened for deteriorated stair cases/balconies – not resolved, case is still active.

November 17, 2020 – Building Inspection investigation for unsafe stairs/balconies – not resolved, case is still open

August 15, 2022 – Contractor applied for plumbing permit to install new fixtures in 44 units. Permit was never paid for.

February 10, 2022 – Received citizen complaint for rats, trash, dilapidated structure and fence. Initial code compliance case opened at this time. Notice was sent to property owner.

April 4, 2022 – Made contact with property manager; they stated they are working on evicting tenants; property manager was instructed to keep complex as clean as possible.

August 18, 2022 – Property manager stated owners plan to remodel the property. She was unable to provide a timeline or details. Owners did not yet have funding to start project. Property manager did not wish to provide contact info for owners. She was instructed to pass

code compliance contact info to owner with instructions to contact us.

September 26, 2022 – Received citizen complaint of vagrants taking residence in open apartments.

November 3, 2022 – While performing inspection, APD arrived due to vagrants on property smashing walls inside apartment and stealing copper. Found many vacant apartments that were not secured. Posted condemnation signs around complex.

November 2, 2022 – Water Department posted notices all around complex informing residents that due to non-payment for water, services will be terminated on November 7, 2022.

November 9, 2022 – Affidavit of condemnation recorded at County Clerk.

November 29, 2022 – One of fifteen citizen complaints since June 2022 on the dilapidated structure and condemnation cases: citizen stated vagrants that are squatting on property are in close proximity to children that live nearby and need to walk to and from school.

January 6, 2023 – Performed inspection of property. Found two vagrants inside units. Most of the unit were not secured and unable to be secured.

January 9, 2023 – Property owner made phone call to code compliance. This is the first contact with the property owner. Property owner is planning complete renovation of the complex. We told property owner to have entire complex secured immediately.

January 10, 2023 – Sent initial notice of condemnation and 30/60 letter to property owner.

January 17, 2023 – Property owner/manager completed securement of open units.

January 23, 2022 – Performed inspection of complex, observed vagrant coming out of unit. Vagrant told officer he did not stay there but he placed his belongings to include groceries inside of unit that was boarded up. Vagrant said there is also a woman staying in a unit that was boarded up.

January 23, 2023 – Code Officer was told by contractor that was hired by the property owner that an asbestos survey was completed. He said the owner's intention was to remodel the property. The contractor was told the asbestos abatement would need to be completed prior to interior demolition and remodel. This information was also told to the property owner.

January 24, 2023 – Notice of February hearing and Notice of Condemnation sent to lienholder.

January 27, 2023 – Phone call from lienholder, explained current situation of property.

January 28, 2023 – Email from citizen informing of boarded units being broken into, vagrants fighting, possible illegal activity, pallet "shanty" set-up and fire pit.

January 30, 2023 – Received phone call from property owner stating he was contacted by the lienholder informing they received notice for hearing. He told us he didn't received notification because we had an incorrect address. Code verified with owner we had correct address before sending initial notice of condemnation and notice of hearing. He provided another address that he wanted notices sent to.

February 1, 2023 – **BOBS HEARING CANCELLED DUE TO INCLEMENT WEATHER**

February 3, 2023 – Notice posted on structure for March 1st hearing. Performed property inspection, found unit with board removed, 3 vagrants were inside and were actively burning inside of the unit in a small grill.

February 6, 2023 – Notice of March hearing was sent to property owner and lienholder.

February 14, 2023 – Performed property inspection to look for unsecured units to re-secure them. Found several units unsecured. Instructed two vagrants to leave from two separate units so we could re-secure them.

February 16, 2023 – Email received from property owner stating that a fence will be placed around the property. Installation will begin on February 21st. The city replied to the property

owner asking when the asbestos abatement work will begin.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost 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 passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on March 1, 2023.

ATTACHMENTS:

1. 20230301_22-003296_302 N Mockingbird 20230301_22-003296_302 N Mockingbird
Ln Ln.pdf

CASE #22-003296

302 N. Mockingbird Ln.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed with Vendor's Lien naming **Abilene Apartments, LLC as the owner, and Lamar National Bank** as the lienholder
- **TAYLOR COUNTY** – Shows **Abilene Apartments, LLC** to be the owner
- **SECRETARY OF STATE** – Shows Abilene Apartments LLC with the address on file with Taylor County Appraisal District
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **November 7, 2022**
- Search reveals **Abilene Apartments, LLC** to be the owner



Public Notice



Saturday - Sunday
CLOSED

Feb 3, 2023 at 11:45:32 AM

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

MARCH 1, 2023 AT 8:30 A.M.

All interested parties are urged to attend.

325- 676-6277

Owner Rights and Responsibilities

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

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

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



Front East Side

Jan 25, 2023 at 9:49:48 AM



Front East Side

Jan 25, 2023 at 9:50:39 AM



Front East Side

Jan 25, 2023 at 9:50:53 AM



Rear West Side



Rear West Side



Rear West Side



Rear West Side



Rear West Side



North Side



North Side

Jan 25, 2023 at 9:52:33 AM



North Side

Jan 25, 2023 at 9:52:17 AM



South Side



South Side

Jan 25, 2023 at 9:46:11 AM



South Side



Aerial View



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



Inadequate Sanitation



Structural Hazards



Structural Hazards



Structural Hazards



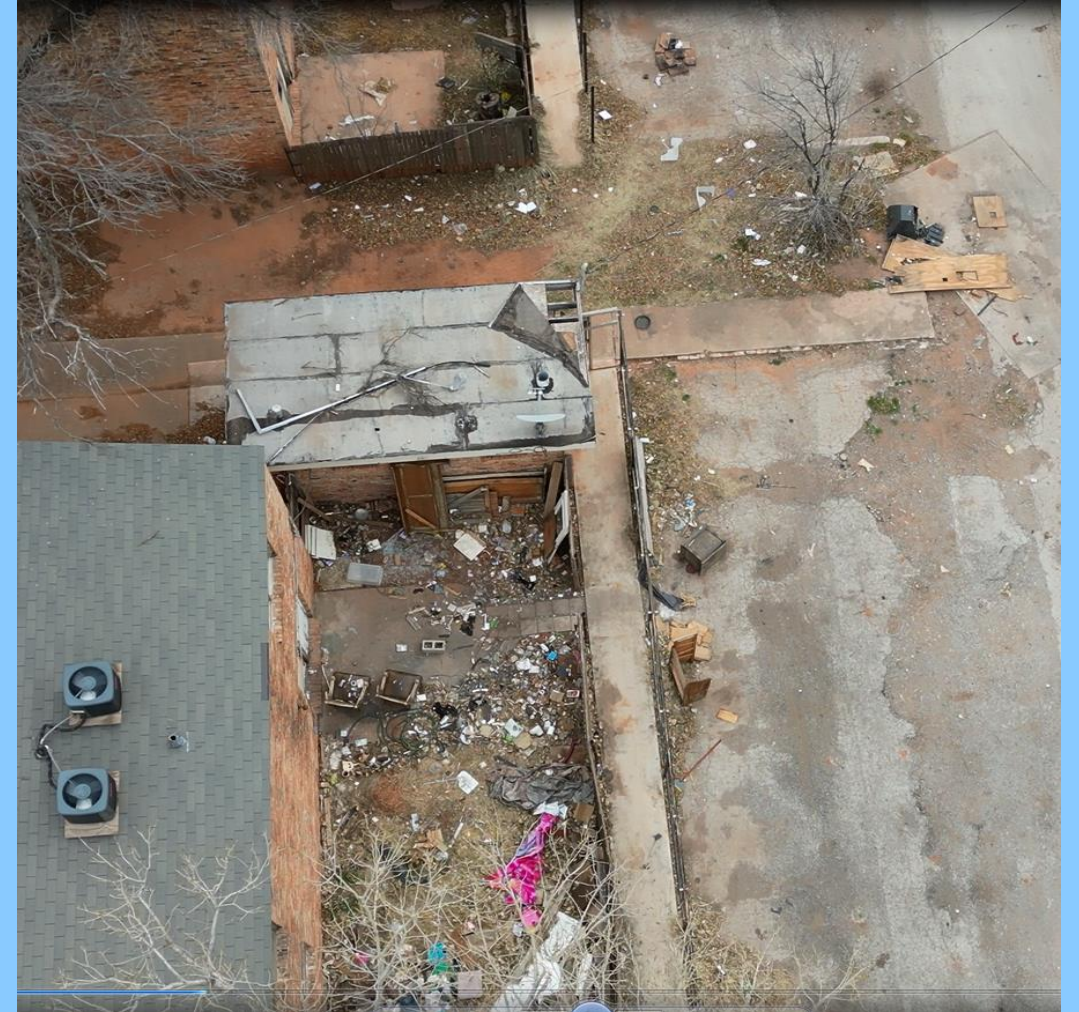
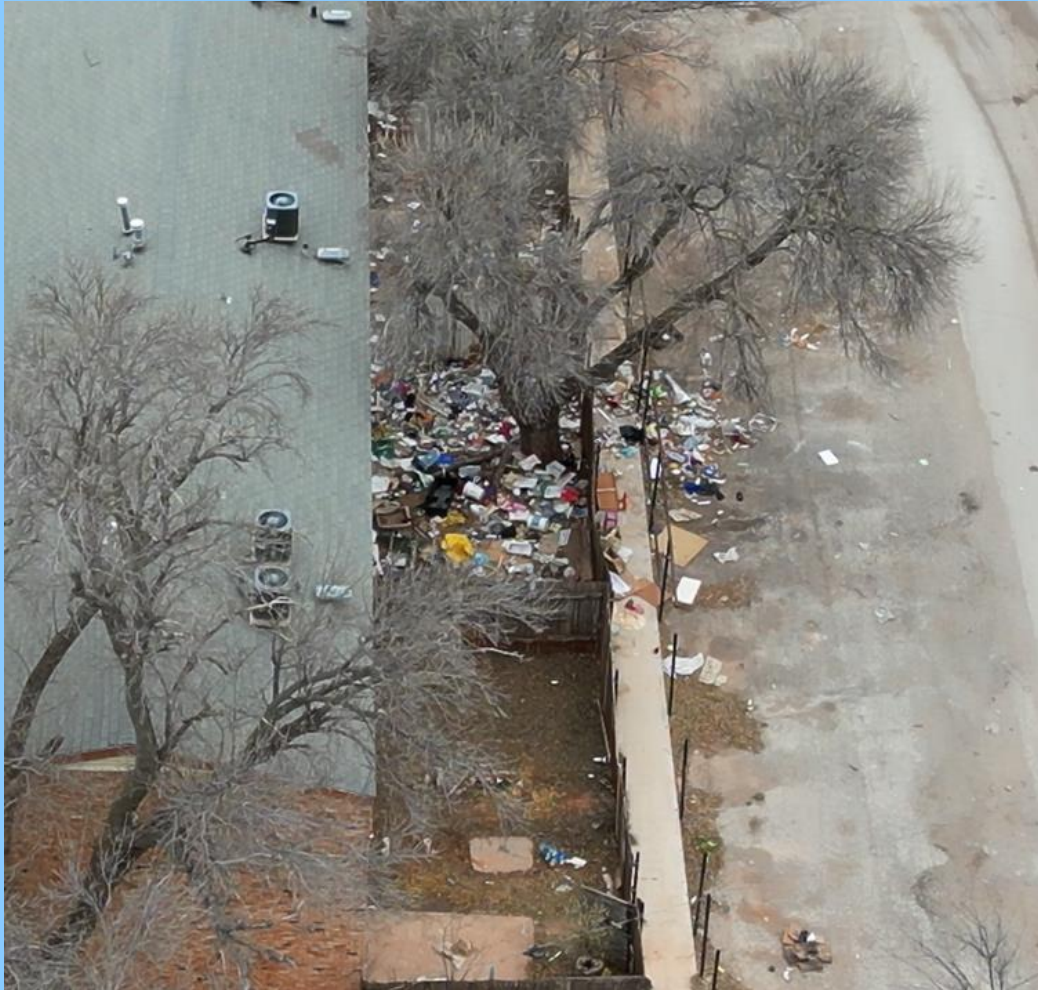
Structural Hazards



Structural Hazards



Nuisance (aerial photos)



Nuisance



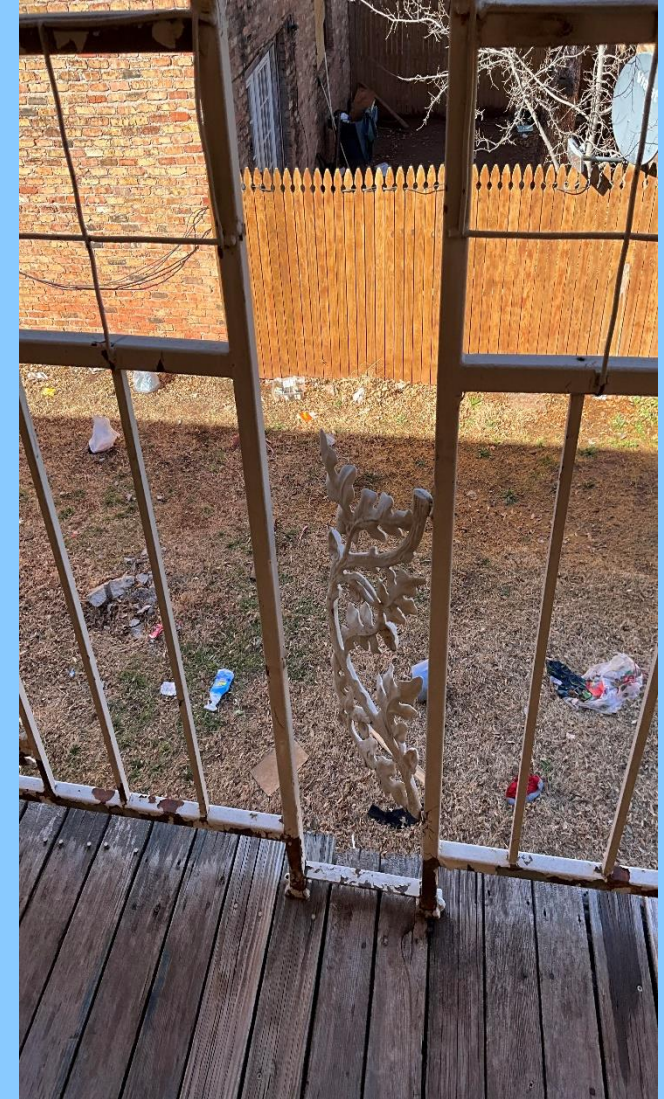
Interior Dilapidation



Interior Dilapidation



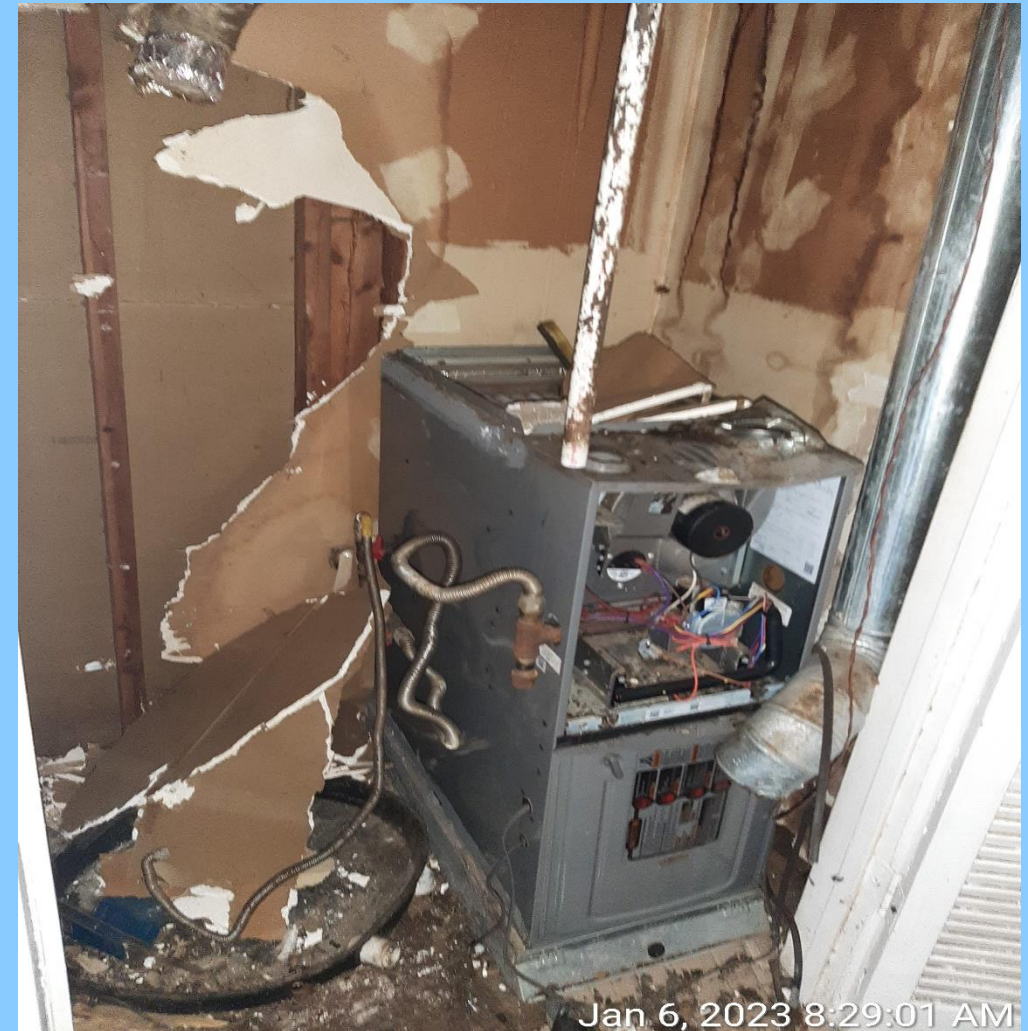
Exterior Dilapidation



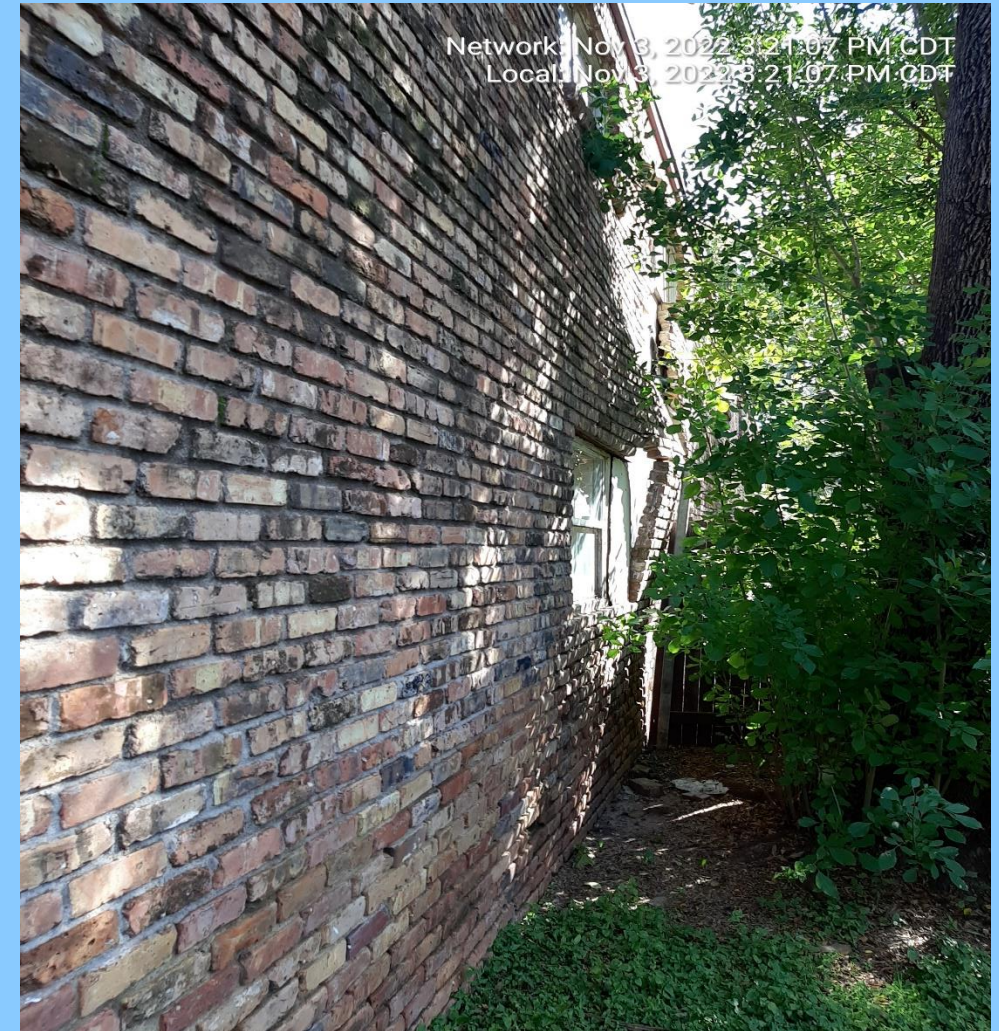
Hazardous Electrical



Hazardous Plumbing/Mechanical



Faulty Weatherization



Timeline of Events

- **January 18, 2019** – Building Inspections investigation opened for deteriorated stair cases/balconies – not resolved, case is still active.
- **November 17, 2020** – Building Inspection investigation for unsafe stairs/balconies – not resolved, case is still open
- **February 10, 2022** – Received citizen complaint for rats, trash, dilapidated structure and fence. Initial code compliance case opened at this time. Notice was sent to property owner.
- **April 4, 2022** – Made contact with property manager; they stated they are working on evicting tenants; property manager was instructed to keep complex as clean as possible.
- **August 15, 2022** - Contractor applied for plumbing permit to install new fixtures in 44 units. Permit was never paid for.
- **August 18, 2022** – Property manager stated owners plan to remodel the property. She was unable to provide a timeline or details. Owners did not yet have funding to start project. Property manager did not wish to provide contact info for owners. She was instructed to pass code compliance contact info to owner with instructions to contact us.
- **September 26, 2022** – Received citizen complaint of vagrants taking residence in open apartments.
- **November 2, 2022** – Water Department posted notices all around complex informing residents that due to non-payment for water, services will be terminated on November 7, 2022.
- **November 3, 2022** – While performing inspection, APD arrived due to vagrants on property smashing walls inside apartment and stealing copper. Found many vacant apartments that were not secured. Posted condemnation signs around complex.
- **November 9, 2022** – Affidavit of condemnation recorded at County Clerk.



Timeline of Events

- **November 29, 2022** – One of fifteen citizen complaints since June 2022 on the dilapidated structure and condemnation cases: citizen stated vagrants that are squatting on property are in close proximity to children that live nearby and need to walk to and from school.
- **January 6, 2023** – Performed inspection of property. Found two vagrants inside units. Most of the unit were not secured and unable to be secured.
- **January 9, 2023** – Property owner made phone call to code compliance. This is the first contact with the property owner. Property owner is planning complete renovation of the complex. We told property owner to have entire complex secured immediately.
- **January 10, 2023** – Sent initial notice of condemnation and 30/60 letter to property owner.
- **January 11, 2023** – Sent notice of February Board hearing to property owner.
- **January 17, 2023** – Property owner/manager completed securement of open units.
- **January 23, 2022** – Performed inspection of complex, observed vagrant coming out of unit. Vagrant told officer he did not stay there but he placed his belongings to include groceries inside of unit that was boarded up. Vagrant said there is also a woman staying in a unit that was boarded up.
- **January 24, 2023** – Notice of February hearing and Notice of Condemnation sent to lienholder.



Timeline of Events

- **January 27, 2023** – Phone call from lienholder, explained current situation of property.
- **January 28, 2023** – Email from citizen informing of boarded units being broken into, vagrants fighting, possible illegal activity, pallet “shanty” set-up and fire pit.
- **January 30, 2023** – Received phone call from property owner stating he was contacted by the lienholder informing they received notice for hearing. He told us he didn’t received notification because we had an incorrect address. Code verified with owner we had correct address before sending initial notice of condemnation and notice of hearing. He provided another address that he wanted notices sent to.
- **February 1, 2023 – BOBS HEARING CANCELLED DUE TO INCLEMENT WEATHER**
- **February 3, 2023** – Notice posted on structure for March 1st hearing. Performed property inspection, found unit with board removed, 3 vagrants were inside and were actively burning inside of the unit in a small grill.
- **February 6, 2023** – Notice of March hearing was sent to property owner and lienholder.
- **February 14, 2023** – Performed property inspection to look for unsecured units to re-secure them. Found several units unsecured. Instructed two vagrants to leave from two separate units so we could re-secure them.
- **February 16, 2023** – Email received from property owner stating that a fence will be placed around the property. Installation will begin on February 21st. The city replied to the property owner asking when the asbestos abatement work will begin.



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 302 N. Mockingbird Ln. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:3/1/2023

TO:

FROM:

SUBJECT: 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)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: