



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 May 3, 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 April 5, 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# 22-001920: 2418 N. Treadaway Blvd (NORTH PARK ADDN, BLOCK 6, LOT PT OF LT 3 & PT OF ALLEY W HWY, TAYLOR COUNTY, TEXAS), Owner: Flores, Emilio C. & Lucy G.
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003066: 1317 Beech St. (7 204 2 E BALDWIN ABL OT, TAYLOR COUNTY, TEXAS) Owner: Mercer, Christopher
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003068: 1338 Orange St. (11 204 2 E BALDWIN ABL OT, TAYLOR COUNTY, TEXAS), Owner: Martinez, Jose

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003573: 1446 Plum St. (S50 N 100 EW150 OF LT 1 201 2 H&T MCNAIRY OT ABL, TAYLOR COUNTY, TEXAS), Owner: Thomas, Billy Gene
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-000390: 3234 S. 8th St. (FAIR PARK ACRES OUTLOT 7, LOT E62 S50 W162 LT 3 (LT 3 OF H WARD, TAYLOR COUNTY, TEXAS), Owner: RST Homes, LLC
- F. Discussion and possible election of acting chairman to serve in the absence of the regular chairman.

EXECUTIVE SESSION

- A. The Board of Building Standards of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed, 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 28th day of April, 2023, at 3:50 p.m.

Shawna Atkinson, City Secretary



**Board of Building Standards
Agenda Memo**

Meeting Date:5/3/2023

TO:

FROM:

**SUBJECT: Public Hearing and Possible Approval of April 5, 2023 Board of
Building Standards Meeting Minutes**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 04.05.23 BOBS mins 04.05.23 BOBS mins.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
April 5, 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
Mr. Jay Wyatt
Mr. Delbert Allred
Mr. Jeremy McBrayer
Mr. Sean McNeill
Mr. Lloyd Turner
Mr. Will Dugger

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, Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Robert Marsh, Property Maintenance Inspector
Mr. Ricky Wright Jr., Property Maintenance Inspector
Mr. Kendall Cooper, Property Maintenance Inspector
Ms. Christi Jones, Administrative Assistant

Others Present: Mr. Gerardo Garza (3110 Russell Ave)
Mr. Charles Self (4474 La Hacienda)
Mr. Thomas W. Choate (4474 La Hacienda)

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.

EXECUTIVE SESSION

Mr. Beard adjourned the meeting at 8:31 a.m. to convene an executive under Section 551.071, Consultation with Attorney.

Mr. Beard called the meeting back to order at 9:00 a.m. and stated for the record that no action was taken during the executive session.

APPROVAL OF MINUTES

The minutes of the last meeting, March 1, 2023, were provided in advance to Board Members for review.

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

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

AYES: Mr. Allred, Mr. McBrayer, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: Mr. Wyatt and Mr. McNeill

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001153: 3110 Russell Ave.
(SCOTT HIGHWAY PLACE, BLOCK 14, LOT 15), Owner: Borrego Jose

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

Pursuant to Chapter 8; Sec. 8-554, and Chapter 19, Sec. 19-15, the following conditions exist:

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

(3) Nuisance, Chapter 19-15

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

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

(9) Faulty materials of construction Chapter 8: Sec. 8-554

(10) Inadequate exits Chapter 8; Sec. 8-554

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

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

Public Hearing: Mr. Beard opened the public hearing. Mr. Garza spoke to the board, he stated he is the new owner of the property. He stated he is planning on demolishing the structure and cleaning up the property, he asked for 60 to 45 days to do so.

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. Turner, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001429: 757 Mesquite St.
(LT 19 147 LEWIS OT 1 ABL TIF#1), Owner: Rooted Land Company, LLC

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

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

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

Mr. Dugger made a motion Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. Allred, motion passed

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002033: 2342 N.

Treadaway Blvd (MORNINGSIDE ADDN, BLOCK D, LOT E PT LT 7-8 & LOT 9), Owner: Cherry, Carressa

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

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

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

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

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-002791: 4474 La Hacienda Dr. (VAQUERO SUB SEC 2, BLOCK A, LOT 10, ACRES 1.281), Owner: Hirsch Victor John III & Candice Jo

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

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

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

Nuisance, Chapter 8 Sec 8-554 (3) & Chapter 19, Sec 19-15 (4)

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

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. Self spoke to the board on the owner's behalf. He stated that he is asking for the board to give the owner the 30/60 staff recommendation. The owner's intent is to sell the property.

Mr. Choate spoke to the board on the behalf of the Home Owners Association. He stated he would like for the board to find the property as a public nuisance. That the property needs to be sold or demolished in an specific time frame.

Mr. Beard closed public hearing.

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

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003303: 2001 Collins Ave (C L HICKMAN OF NORTH PK, BLOCK 26, LOT 1 1.3 OF BLK 26 NORTH PARK), Owner: Davis, Troy Et Al

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

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. McBrayer made a motion that the owner is to repair or demolish – 30 days to provide plan of action including a timeframe for repair or demolition and costs estimates and if this is done, 30 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. Turner, motion passed
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-000434: 3034 S. 11th St. (FRANK E SMITH OF SAYLES & HUGHES, BLOCK 3, LOT 2), Owner: Throckmorton, Neil

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
- (2) Structural Hazard Chapter 8; Sec. 8-554
- (3) Nuisance, Chapter 19-15
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554

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. McNeill 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. Turner, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Mr. McNeill 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. Dugger, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:46 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 5/3/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001920: 2418 N. Treadaway Blvd (NORTH PARK ADDN, BLOCK 6, LOT PT OF LT 3 & PT OF ALLEY W HWY, TAYLOR COUNTY, TEXAS), Owner: Flores, Emilio C. & Lucy G.

GENERAL INFORMATION

Owner: Flores, Emilio C. & Lucy G.

Sq Ft: 4,824

Structural: Fair

Foundation: Good

Value: \$106,202

Total Value: \$111,858

Delinquent Tax: \$2,846.87

SPECIAL CONSIDERATIONS

June 23, 2022 – Case opened for dilapidated structure. Relative of owner living on lot in a RV and creating a public nuisance.

July 6, 2022 - Spoke to daughter of property owner. She agreed on 30-day deadline to make substantial progress on taking care of lot and building. Daughter of property owner has a power of attorney which the city has a copy of.

July 18, 2022 - Fire debris and other trash/debris is causing a hazard to the public. Closing dilapidation case. Condemnation case has been opened. Affidavit of condemnation filed at county clerk.

November 10, 2022 – Initial condemnation notice and 30-60 letters sent to property owner.

November 30, 2022 – Property owner came in to city hall to discuss the 30/60 letter. She was told the structure needed to be secured, and since there was a structure fire, she needs to get a structural engineer to evaluate the building and a fire damage report from the Fire Marshal. She

was given a deadline of December 20, 2022 to have this completed and then start 30/60 process.

December 14, 2022 – Structural Engineer report completed. The report stated that the structure is not in danger of collapse. The fire damage was limited to the front southeast quadrant of the building. The remaining structure remains sound and undamaged. The damaged materials should be removed and replaced with like materials.

March 22, 2023 – Inspected property. Found no evidence of progress on repairs. Found structure was never secured and is missing a large garage door in rear. Property is being used by relative to collect scrap metal, junk, and to strip junk cars, and continues to be a public nuisance. Spoke to relative of property owner and gave him a blank plan of action to give to sister with power of attorney to complete and explained to him the process for getting a no-trespass order put on the property.

April 4, 2023 – City abated all junk and trash on property as well as impounded dismantled vehicle which was still in the process of being stripped down. Building was still actively being used by relative from metal scrapping. Still awaiting plan of action from property owner. Explained process of putting no trespass order on the property.

April 19, 2023 – Inspected property, found evidence that relative of owner is living inside of this structure with several kittens in unsanitary conditions. Property was still not secured and not able to be secured due to large garage door missing from the back side of the building.

April 21, 2023 – Property owner came in to city hall to pick up a blank plan of action.

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 May 3, 2023.

ATTACHMENTS:

1. 20230503_Slides Intro 20230503_Slides Intro.pptx
2. 20230503_22-001920_2418 N Treadaway Blvd 20230503_22-001920_2418 N Treadaway Blvd.pptx

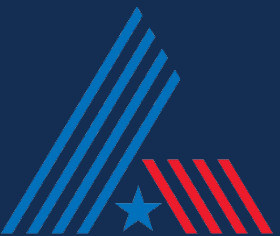
BOARD OF BUILDING STANDARDS

May 3, 2023



PUBLIC NOTICE – May 3, 2023 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, May 3, 2023 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2418 N. Treadaway Blvd. Abilene, TX 79601, 1317 Beech St. Abilene, TX 79601, 1338 Orange St. Abilene, TX 79601, 1446 Plum St. Abilene, TX 79601, and 3234 S. 8th St. Abilene, TX 79605. 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 #22-001920

2418 N. Treadaway Blvd.



**CITY OF
ABILENE
TEXAS**

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming Emilio C. & Lucy G. Flores as owner
- **TAYLOR COUNTY** – Shows Emilio G. & Lucy G. Flores to be the owner.
- **SECRETARY OF STATE** – No business listed under Secretary of State
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since May 2009
- Search reveals **Emilio C. & Lucy G. Flores** to be the owner.



Public Notice

Apr 19, 2023 at 10:44:07 AM

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
MAY 3, 2023 AT 8:30 A.M.
All interested parties are urged to attend.
(325) 676-6277 3

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.

“NOTICE”

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


CITY OF ABILENE

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

Front East Side

Apr 21, 2023 at 9:25:15 AM



Rear West Side

Apr 19, 2023 at 10:54:48 AM



South Side

Apr 19, 2023 at 10:44:32 AM



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 Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 19, Sec 19-15 (2)(3)(4)
- 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 Sanitation



Inadequate Sanitation



Inadequate Sanitation



Structural Hazards



Structural Hazards



Hazardous Electrical



Hazardous Mechanical



Nuisance/Dilapidation



Nuisance/Dilapidation



Nuisance



Nuisance/Dilapidation



Nuisance/Dilapidation



Nuisance/Dilapidation



Faulty Weather Protection



Timeline of Events

- **May 27, 2022** – Structure fire
- **June 23, 2022** – Case opened for dilapidated structure. Relative of owner living on lot in a RV and creating a public nuisance.
- **July 6, 2022** - Spoke to daughter of property owner. She agreed on 30-day deadline to make substantial progress on taking care of lot and building. Daughter of property owner has a power of attorney which the city has a copy of.
- **July 18, 2022** - Fire debris and other trash/debris is causing a hazard to the public. Closed dilapidation case, opened condemnation case. Affidavit of condemnation filed at county clerk.
- **November 10, 2022** – Initial condemnation notice and 30-60 letters sent to property owner.
- **November 30, 2022** – Property owner came in to city hall to discuss the 30/60 letter. She was told the structure needed to be secured, and since there was a structure fire, she needs to get a structural engineer to evaluate the building and a fire damage report from the Fire Marshal. She was given a deadline of December 20, 2022 to have this completed and then start 30/60 process.
- **December 14, 2022** – Structural Engineer report completed. The report stated that the structure is not in danger of collapse. The fire damage was limited to the front southeast quadrant of the building. The remaining structure remains sound and undamaged. The damaged materials should be removed and replaced with like materials.



Timeline of Events

- **March 22, 2023** – Inspected property. Found no evidence of progress on repairs. Found structure was never secured and is missing a large garage door in rear. Property is being used by relative to collect scrap metal, junk, and to strip junk cars, and continues to be a public nuisance. Spoke to relative of property owner and gave him a blank plan of action to give to sister with power of attorney to complete and explained to him the process for getting a no-trespass order put on the property.
- **April 4, 2023** – City abated all junk and trash on property as well as impounded dismantled vehicle which was still in the process of being stripped down. Building was still actively being used by relative for metal scrapping. Still awaiting plan of action from property owner. Explained process of putting no trespass order on the property.
- **April 12, 2023** – Notice of hearing sent to property owner and posted on structure.
- **April 19, 2023** – Inspected property, found evidence that relative of owner is living inside of this structure with several kittens in unsanitary conditions. Property was still not secured and not able to be secured due to large garage door missing from the back side of the building.
- **April 21, 2023** – Property owner came in to city hall to pick up a blank plan of action.



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 2418 N. Treadaway Blvd. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 5/3/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003066: 1317 Beech St. (7 204 2 E BALDWIN ABL OT, TAYLOR COUNTY, TEXAS) Owner: Mercer, Christopher

GENERAL INFORMATION

Owner: Mercer, Christopher
Sq Ft: 1,234
Structural: OK
Foundation: OK
Value: \$42,449
Total Value: \$45,249
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

November 9, 2022 – Affidavit of condemnation recorded at county clerk.
December 1, 2022 – Property purchased, new deed recorded at county clerk.
December 14, 2022 – Utility shut off letters sent.
December 20, 2022 – Notice of condemnation and 30-60 sent to new owner.
April 6, 2023 – No plan of action received. No permit applied for.
April 18, 2023 – Most of the junk and debris has been cleared from the lot, however, structure is in the same condition as when it had been condemned.

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 May 3, 2023.

ATTACHMENTS:

1. 20230503_22-003066_1317 Beech St 20230503_22-003066_1317 Beech St.pptx

CASE #22-003066

1317 Beech St.



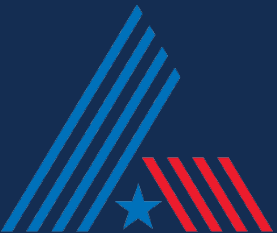
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – General Warranty Deed Naming Chris Mercer as owner
- **TAYLOR COUNTY** – Shows Christopher Mercer 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 November 5, 2019
- Search reveals **Christopher Mercer** to be the owner.



Public Notice

Apr 18, 2023 at 10:33:56 AM



Front West Side

Apr 18, 2023 at 10:31:51 AM



Rear East Side



South Side



North Side

Apr 18, 2023 at 10:32:26 AM



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 19, Sec 19-15 (3)(4)
- 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)



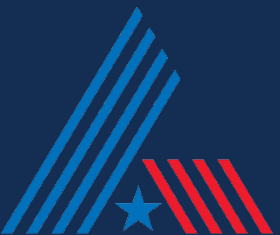
Inadequate Sanitation



Jul 25, 2022 2:34:51 PM



Jul 25, 2022 2:32:40 PM



Inadequate Sanitation/Plumbing



Inadequate Sanitation



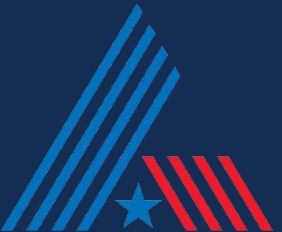
Hazardous Electrical



Hazardous Electrical



Nuisance/Dilapidation



Nuisance/Dilapidation



Faulty Weather Protection



Timeline of Events

- **November 9, 2022** – Affidavit of condemnation recorded at county clerk.
- **December 1, 2022** – Property purchased, new deed recorded at county clerk.
- **December 14, 2022** – Utility shut off letters sent.
- **December 20, 2022** – Notice of condemnation and 30-60 sent to new owner.
- **April 6, 2023** – No plan of action received. No permit applied for.
- **April 12, 2023** – Notice of hearing posted on structure and sent to property owner.
- **April 18, 2023** – Most of the junk and debris has been cleared from the lot, however, structure is in the same condition as when it had been condemned.



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 1317 Beech St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 5/3/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003068: 1338 Orange St. (11 204 2 E BALDWIN ABL OT, TAYLOR COUNTY, TEXAS), Owner: Martinez, Jose

GENERAL INFORMATION

Owner: Martinez, Jose

Sq Ft: 1,048

Structural: OK

Foundation: OK

Value: \$40,896

Total Value: \$43,696

Delinquent Tax: \$1,683.25

SPECIAL CONSIDERATIONS

March 3, 2022 – Case opened for vacant, unsecured, dilapidated structure. Water off since it was plugged for illegal use in March 2019.

March 10, 2022 – Found structure to be completely unsecured, and looked to be under renovation at one time. No permits had ever been pulled. Posted Stop Work Order and notice to apply for permit and secure structure.

April 5, 2022 – Structure still in disrepair, unsecured, and no permit applied for.

April 6, 2022 – Owner came into City Hall and obtained a plan of action to fill out and return.

July 22, 2022 – Structure was secured by City. No plan of action completed by property owner.

October 19, 2022 – Condemnation case opened

November 9, 2022 – Affidavit of condemnation recorded at county clerk.

December 14, 2022 – Condemnation notice and 30-60 sent to property owner. Utility shut-off letters sent.

December 19, 2022 - Approved 90 day extension for property owner build funds and complete

plan of action.

February 20, 2023 - Sent new 30-60 letter by regular and certified mail so that the plan of action can be completed by 90 day deadline.

April 6, 2023 – No plan of action received. No contact from property owner. No permit applied for.

April 12, 2023 – Posted notice of May hearing on structure. On or just after this date a relative of the property owner came in to find out how to get the house out of condemnation. Provided him with a copy of the plan of action. Sent notice of hearing 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 May 3, 2023.

ATTACHMENTS:

1. 20230503_22-003068_1338 Orange St 20230503_22-003068_1338 Orange St.pptx

CASE #22-003068

1338 Orange 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 Jose Martinez as owner
- **TAYLOR COUNTY** – Shows Jose Martinez to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since May 4, 2018
- Search reveals **Jose Martinez** to be the owner.



Public Notice

Apr 19, 2023 at 11:09:40 AM

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
MAY 3, 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.

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



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



Front East Side



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:

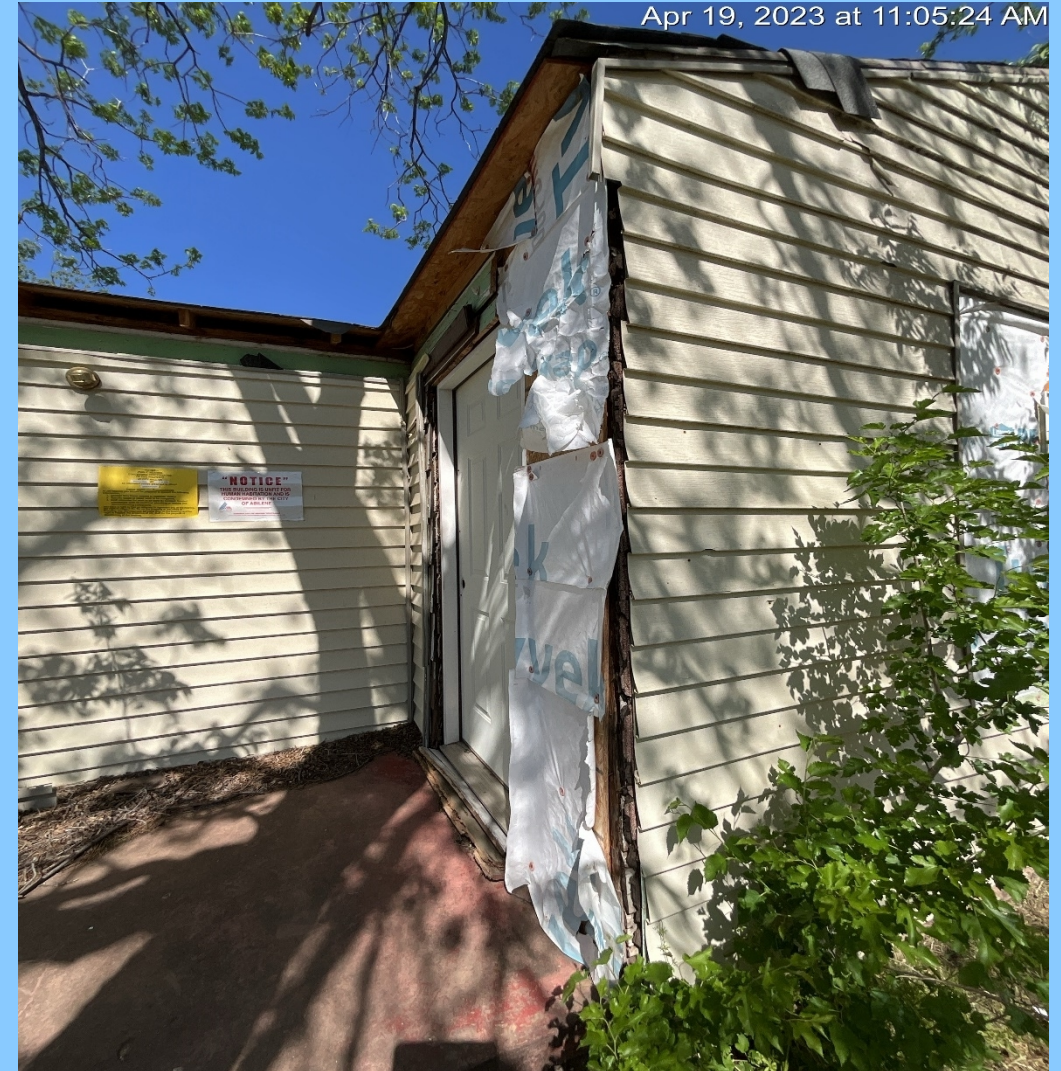
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Nuisance, Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



Nuisance/Dilapidation



Nuisance/Dilapidation



Inadequate Sanitation/Plumbing



Structural Hazards



Hazardous Electrical



Incomplete Work – No Permits Obtained



Faulty Weather Protection



Timeline of Events

- **March 3, 2022** – Case opened for vacant, unsecured, dilapidated structure. Water off since it was plugged for illegal use in March 2019.
- **March 10, 2022** – Found structure to be completely unsecured, and looked to be under renovation at one time. No permits had ever been pulled. Posted Stop Work Order and notice to apply for permit and secure structure.
- **April 5, 2022** – Structure still in disrepair, unsecured, and no permit applied for.
- **April 6, 2022** – Owner came into City Hall and obtained a plan of action to fill out and return.
- **July 22, 2022** – Structure was secured by City. No plan of action completed by property owner.
- **October 19, 2022** – Condemnation case opened
- **November 9, 2022** – Affidavit of condemnation recorded at county clerk.
- **December 14, 2022** – Condemnation notice and 30-60 sent to property owner. Utility shut-off letters sent.
- **December 19, 2022** - Approved 90 day extension for property owner build funds and complete plan of action.
- **February 20, 2023** - Sent new 30-60 letter by regular and certified mail so that the plan of action can be completed by 90 day deadline.
- **April 6, 2023** – No plan of action received. No contact from property owner. No permit applied for.
- **April 12, 2023** – Posted notice of May hearing on structure. On or just after this date a relative of the property owner came in to find out how to get the house out of condemnation. Provided him with a copy of the plan of action. Sent notice of hearing 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 1338 Orange St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 5/3/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003573: 1446 Plum St. (S50 N 100 EW150 OF LT 1 201 2 H&T MCNAIRY OT ABL, TAYLOR COUNTY, TEXAS), Owner: Thomas, Billy Gene

GENERAL INFORMATION

Owner: Thomas, Billy Gene
Sq Ft: 624
Structural: Poor
Foundation: Poor
Value: \$6,128
Total Value: \$9,128
Delinquent Tax: \$1,535.19

SPECIAL CONSIDERATIONS

November 8, 2022 – Case opened for unsecured, dilapidated structure. Discovered that owner is deceased.

December 8, 2022 – Sent notices to address on file for deceased property owner.

December 16, 2022 - Spoke to Danny Jay Sr, relative of deceased property owner. He said he knows the house is uninhabitable and the family doesn't have the desire to do anything with it. Agreed on 60 days to try to sell the house.

December 28, 2022 - Property is still unsecured. Inspected interior of property in preparation for city securement. Found major roof and likely foundation damage. Very unsanitary conditions. Posted condemnation sign.

January 3, 2023 – Affidavit of condemnation recorded at county clerk.

January 23, 2023 – Condemnation notice sent to address on file for deceased owner, sent care of Danny Jay (heir). Address for deceased owner listed in TCAD is the same address for heir

that has contacted the city. There are 4 other heirs. No affidavit of heirship in county records. No change in ownership. No evidence that property is in the process of being sold.

April 12, 2023 – Sent notice of hearing to owner and posted notice of hearing on structure.

April 14, 2023 – Danny Jay came into City Hall to let us know the family still doesn't have any plans to do anything with the house.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMOLITION

Findings: 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 the district court within 30 days or the city may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on May 3, 2023.

ATTACHMENTS:

1. 20230503_22-003573_1446 Plum St 20230503_22-003573_1446 Plum St.pptx

CASE #22-003573

1446 Plum St.



**CITY OF
ABILENE
TEXAS**

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming Billy Gene Thomas as owner
- **TAYLOR COUNTY** – Shows Billy Gene Thomas 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 June 3, 2016
- Search reveals **Billy Gene Thomas** to be the owner.



Public Notice

Apr 18, 2023 at 1:49:31 PM



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

MAY 3, 2023 AT 8:30 A.M.
All interested parties are urged to attend.
3 (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.

1446

Front East Side

Apr 18, 2023 at 1:44:43 PM



Rear West Side



South Side



North Side

Apr 18, 2023 at 1:47:20 PM



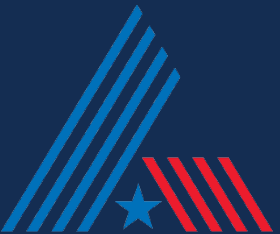
Substandard Code Violations

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 19, Sec 19-15 (4)
- 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 Sanitation



Inadequate Sanitation/Plumbing



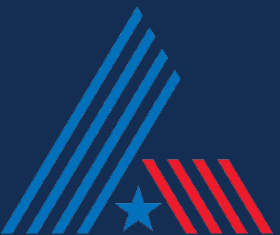
Structural Hazards (Weak Flooring/Defective Foundation)



Structural Hazards



Structural Hazards



Hazardous Electrical



Hazardous Mechanical



Nuisance/Dilapidation



Faulty Weather Protection



Timeline of Events

- **November 8, 2022** – Case opened for unsecured, dilapidated structure. Discovered that owner is deceased.
- **December 8, 2022** – Sent notices to address on file for deceased property owner.
- **December 16, 2022** - Spoke to Danny Jay Sr, relative of deceased property owner. He said he knows the house is uninhabitable and the family doesn't have the desire to do anything with it. Agreed on 60 days to try to sell the house.
- **December 28, 2022** - Property is still unsecured. Inspected interior of property in preparation for city securement. Found major roof and likely foundation damage. Very unsanitary conditions. Posted condemnation sign.
- **January 3, 2023** – Affidavit of condemnation recorded at county clerk.
- **January 23, 2023** – Condemnation notice sent to address on file for deceased owner, sent care of Danny Jay (heir). Address for deceased owner listed in TCAD is the same address for heir that has contacted the city. There are 4 other heirs. No affidavit of heirship in county records. No change in ownership. No evidence that property is in the process of being sold.
- **April 12, 2023** – Sent notice of hearing to owner and posted notice of hearing on structure.
- **April 14, 2023** – Danny Jay came into City Hall to let us know the family still doesn't have any plans to do anything with the house.



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, Sec 19-15 (4)

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 1446 Plum St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 5/3/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-000390: 3234 S. 8th St. (FAIR PARK ACRES OUTLOT 7, LOT E62 S50 W162 LT 3 (LT 3 OF H WARD, TAYLOR COUNTY, TEXAS), Owner: RST Homes, LLC

GENERAL INFORMATION

Owner: RST Homes, LLC
Sq Ft: 720
Structural: Fair
Foundation: Fair
Value: \$21,220
Total Value: \$21,840
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

August 5, 2022 – Structure fire and incident involving the residents and Abilene Police Department. Fire was intentionally set by the occupant that intended to burn down the structure.

October 21, 2022 – Case opened for unsecured structure.

November 4, 2023 – Found rear entrance unsecured. Notice was sent to the LLC that owns the property. Door was secured by the property owner.

February 16, 2023 – Another case opened to address faulty weatherization on structures exterior.

March 3, 2023 – Property was condemned due to foundation failure, faulty roof weatherization, and fire damage. No permits ever pulled. Affidavit of condemnation recorded at county clerk.

March 6, 2023 – Initial notice of condemnation and 30-60 notice sent to LLC.

April 6, 2023 – No contact from LLC. Sent initial notice of condemnation and 30-60 to

registered agent.

April 12, 2023 – Sent notice of hearing to LLC and Registered Agent, also posted notice of hearing on structure.

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 May 3, 2023.

ATTACHMENTS:

1. 20230503_22-000390_3234 S. 8th St 20230503_22-000390_3234 S. 8th St.pptx

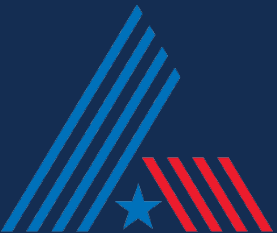
CASE #22-000390

3234 S. 8th St.



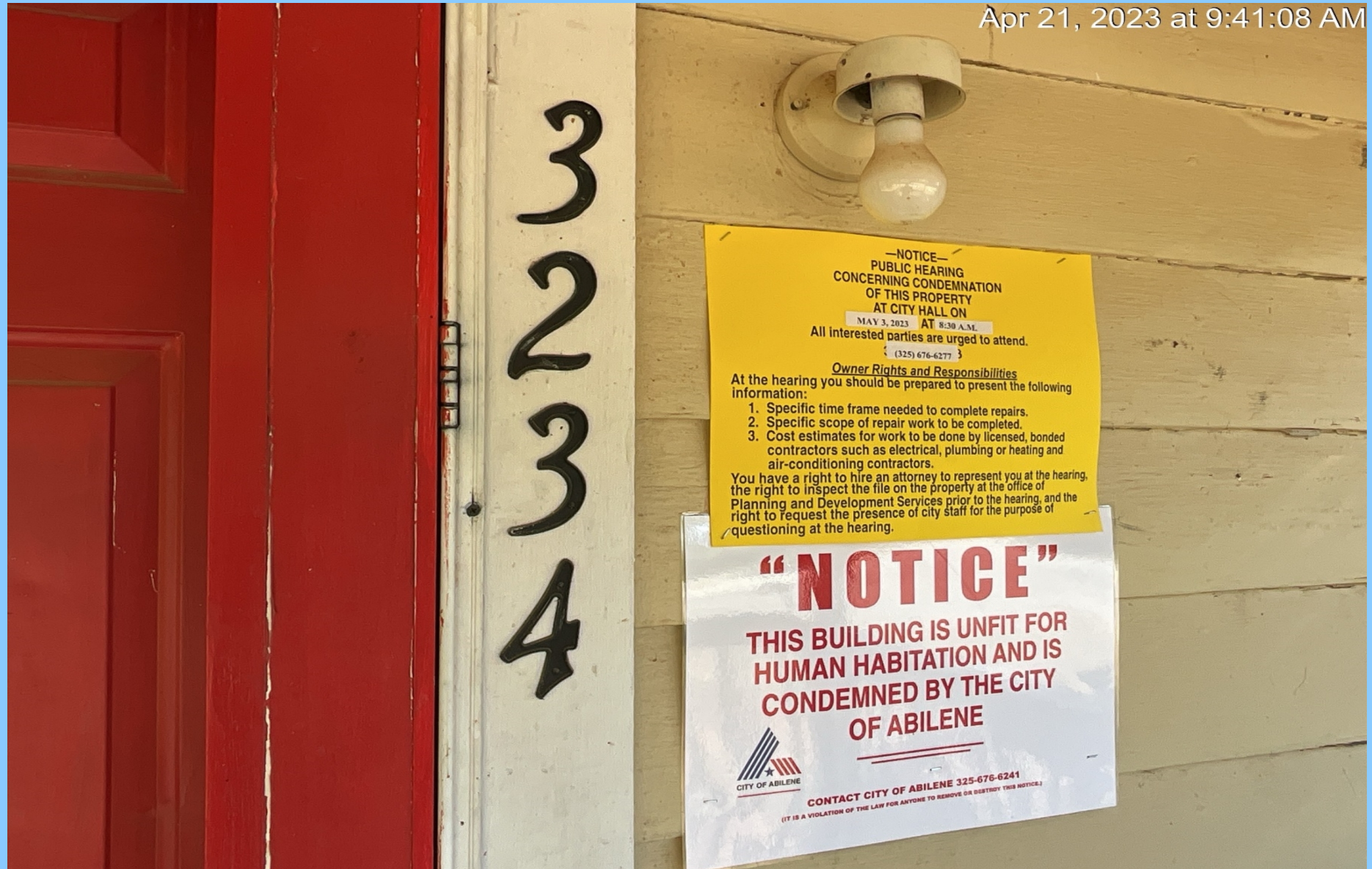
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – General Warranty Deed naming RST Homes, LLC as owner
- **TAYLOR COUNTY** – Shows RST Homes, LLC to be the owner.
- **SECRETARY OF STATE** – Lists RST Homes LLC and its Registered Agent to which notices have been sent
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since August 9, 2022
- Search reveals **RST Homes, LLC** to be the owner.



Public Notice

Apr 21, 2023 at 9:41:08 AM



Front South Side



Rear North Side



East Side



West Side



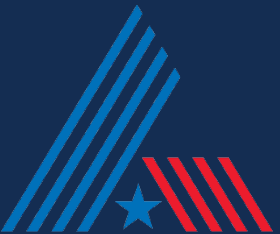
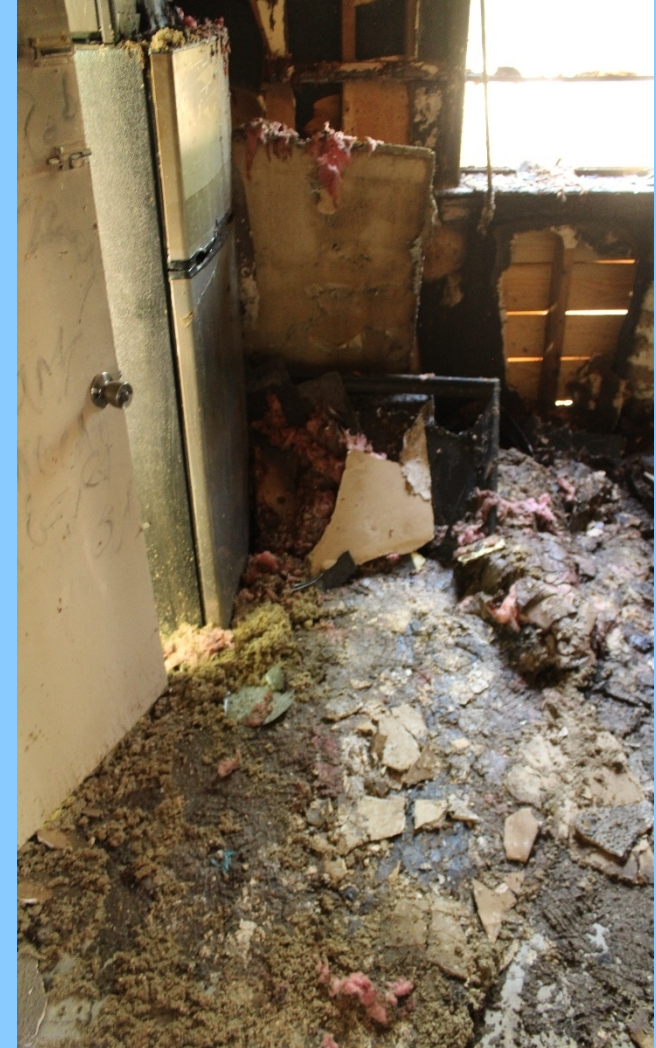
Substandard Code Violations

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 19, Sec 19-15 (4)
- 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)



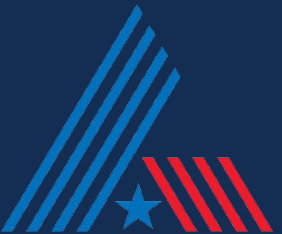
Inadequate Sanitation



Structural Hazard



Hazardous Electrical/Mechanical



Dilapidation/Faulty Weather Protection



Timeline of Events

- **August 5, 2022** – Structure fire and incident involving the residents and Abilene Police Department. Fire was intentionally set by the occupant that intended to burn down the entire structure.
- **October 21, 2022** – Case opened for unsecured structure.
- **November 4, 2022** – Found rear entrance unsecured. Notice was sent to the LLC that owns the property. Door was secured by the property owner.
- **February 16, 2023** – Another case opened to address faulty weatherization on structures exterior.
- **March 3, 2023** – Property was condemned due to foundation failure, faulty roof weatherization, and unrepaired fire damage. No permits ever pulled. Affidavit of condemnation recorded at county clerk.
- **March 6, 2023** – Initial notice of condemnation and 30-60 notice sent to LLC.
- **April 6, 2023** – No contact from LLC. Sent initial notice of condemnation and 30-60 to registered agent.
- **April 12, 2023** – Sent notice of hearing to LLC and Registered Agent, also posted notice of hearing on structure.



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 3234 S. 8th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:5/3/2023

TO:

FROM:

SUBJECT: **Discussion and possible election of acting chairman to serve in the
absence of the regular chairman.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:



**Board of Building Standards
Agenda Memo**

Meeting Date:5/3/2023

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, 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:

