



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 July 5, 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 June 7, 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# 22-000843: 1917 Swenson St. (COLLEGE HEIGHTS, BLOCK 36, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Gardner, Laura
- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002791: 4474 La Hacienda Dr. (VAQUERO SUB SEC 2, BLOCK 1, LOT 10, ACRES 1.281, TAYLOR COUNTY, TEXAS), Owner: Hirsch, Victor John III & Candice Jo
- C. 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, TAYLOR COUNTY, TEXAS), Owner: Davis, Troy Et Al

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-000230: 1835 N. 6th St. (E60 LTS 9 & 10 E60 N 12 LT 8 205 1-B FLETCHER OT ABL, TAYLOR COUNTY, TEXAS), Owner: Martinez, Rozann
- E. Case for Rehabilitation, Demolition, or Civil penalties - Case# 23-000627: 1358 Sewell St. (M E BOYKIN SUBD OF B AUSTIN, BLOCK 4, LOT 8 & N10 OF 9, TAYLOR COUNTY, TEXAS), Owner: Goen, E.R.
- F. Case for Rehabilitation, Demolition, or Civil penalties - Case# 23-000688: 3201 N. 3rd St. (OAKWOOD ADDN SEC 2, BLOCK 18, LOT E331.22 3 REP LTS 4-15&19-21, 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 legal standards for board action and any of the matters listed below, as authorized by the noted Texas Government Code Sections:

- 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 27th day of June, 2023, at 10:10 a.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



**Board of Building Standards
Agenda Memo**

Meeting Date:7/5/2023

TO:

FROM:

**SUBJECT: Public Hearing and possible approval of June 7, 2023 Board of
Building Standards meeting minutes**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. June 7, 2023 Minutes

June 7, 2023 Minutes.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
June 7, 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. Charles Self (4474 La Hacienda)
Mr. Thomas W. Choate (4474 La Hacienda)
Mr. Michael Murphy (4474 La Hacienda)
Mr. Perry Stockard (4474 La Hacienda)
Ms. Brenda Oladuti (2510 N. 3rd)
Mr. Manny Soto (2324 N. 3rd)

CALL TO ORDER

Mr. Beard called the meeting to order at 8:30 a.m.; Mr. Cooper recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, May 3, 2023, were provided in advance to Board Members for review. Mr. Beard made a correction to **Case # 22-003573: 1446 Plum** – The motion declared by Mr. Allred was to declare the property a public nuisance and it was 2nd by Mr. McNeil.

**Mr. Allred made a motion to approve the May minutes as changed.
The motion was seconded by Mr. McBrayer, motion passed.**

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

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002218: 626 N. 8th St. (S100X160 OUTLOT 3 SW1/4 177 OT ABL TIF#1) Owner: Antioch Christian Methodist Episcopal

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:

- (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 (5)
- (6) Hazardous Mechanical Equipment - Chapter 8; Sec 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (9) Faulty materials of construction Chapter 8: Sec. 8-554
- (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. 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: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeil, 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. McNeil, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeil, 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:

- (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: The case has been tabled for 30 days.

Public Hearing: Mr. Beard opened the public hearing. Mr. Self the attorney for John and Candice Hirsch stated that in spite of his client's best efforts to sell the property they have been unsuccessful in doing so. He stated that this was due to what action the board may take and the Home Owners Association. He did not have any new information about the status of the property. Mr. Choate attorney for the Vaquero Home Owners Association stated that his clients are extremely frustrated. He stated that there is no progress in rehabilitating the property. Mr. Choate reviewed the timeline of construction and events of the property. He requested a demolition order if Mr. Hirsch does not do something to sell or substantially comply with what the board has already ordered. Mr. Murphy a resident Vaquero Ranch Sub Division and is a member of the HOA spoke about the timeline of construction. Mr. Stockard a resident of Vaquero Ranch pleaded with the board to help them get the problem of the project solved. He stated the HOA is losing money paying for an attorney and does not have endless funds.

Mr. Beard closed public hearing.

Mr. Beard adjourned to executive session at 9:12 a.m.

Mr. Beard reconvened the board of building standards at 10:00 a.m.

Mr. Beard open the board discussion stating that there was no decision made. Mr. Beard made a recommendation to table the discussion for 30 days. He wants the defendant to come back and justify with facts that there is positive action taking place to sell the property and if that is done then maybe it can be tabled another 30 days. Mr. McNeil questioned the owners motivation and questioned if civil penalties would be appropriate to help expedite the process. Mr. Beard stated that civil penalties did not work well with past cases. Mr. Wyatt made a comment that if positive progress is not made in 30 days he would want to have an order for demolition made.

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

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

NAYS: None
ABSTAIN: Mr. Mcneil

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-000084: 2324 N. 3rd St.
(PECAN PARK, BLOCK P, LOT 16 REP), Owner: Linda Lee Hall

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. Manny Soto – owner of Soto Construction inquired about what his timeline would be if he were successful in purchasing the property from the owner for rehabilitation. The board informed him that he would be given the same timeline that was voted on today.

Mr. Beard closed the public hearing.

Mr. McBrayer 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# 23-000435: 2510 N. 3rd St.
(PECAN PARK, BLOCK M, LOT W60 OF 1 & 2) Owner: Brenda Oladuti

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 or demolish – 30 days to provide a plan of action including a timeframe for repair or demolition, costs estimates, and to 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.

Public Hearing: Mr. Beard opened the public hearing. Ms. Oladuti requested the 30/60 to see about possibly rehabilitating the property. If not successful, she stated she would demolition the property.

Mr. Beard closed the public hearing.

Mr. Dugger made a modification to the staff recommendation to: Owner is to repair or demolish – 30 days to provide a plan of action including a timeframe for repair or demolition, costs estimates, and to 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.

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-000550: 2518 Russell Ave. (CHRISTIAN COLLEGE 2ND ADDN, BLOCK 8, LOT 3) Owner: Stine Sarah Vernice

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
- (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. McBrayer, motion passed

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

NAYS: None

ABSTAIN: None

Board Discussion

Discussion for the election of an acting chair to serve in the absence of the regular chair.

Mr. Duggar made a motion for nomination of Mr. McBrayer to be the acting chair in the event that Mr. Beard was absent, motion passed.

AYES: Mr. Wyatt, 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 10:32 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 7/5/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-000843: 1917 Swenson St. (COLLEGE HEIGHTS, BLOCK 36, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Gardner, Laura

GENERAL INFORMATION

Owner: Gardner, Laura
Sq Ft: 932
Structural: OK
Foundation: OK
Value: \$15,118
Total Value: \$17,568
Delinquent Tax: \$574.23

SPECIAL CONSIDERATIONS

March 28, 2022 – Dilapidated structure case opened.

March 29, 2022 – Found individuals staying in house, shed and RV without utilities.

April 5, 2022 – Received complaints of people and dogs at the property, people going in and out of the house with flashlights, stealing electric and water from neighbors. Neighbor reported seeing a woman bringing a baby to the residence.

April 5, 2022 – Property owner restarted the eviction process. At one time she had an agreement with one individual to inhabit the house.

April 8, 2022 - Obtained permission from the house occupants to enter the premises. We found deplorable conditions. In addition, we found drug paraphernalia, as well as baby bottles in the freezer. Reported to CPS. I placed a condemnation sign on the front of the structure.

April 11, 2022 – Affidavit of condemnation recorded at county clerk

April 12, 2022 – Walked through property with CPS agent and then with help of contractor performed emergency securement.

April 19, 2022 – Condemnation notice and utility shut-off letters sent.

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

May 17, 2022 – Met with father of property owner; brought him a plan of action and explained how to complete it.

June 1, 2022 – Board ordered 30/60.

July 15, 2022 – Sent notice of August Board of Building Standards hearing via regular and certified mail to owner.

July 22, 2022 – Met with property owner at the home to take photos of the inside. Noticed significant progress made with the clean up of the interior of the structure.

August 3, 2022 – Board ordered second 30-60.

November 9, 2022 – Permit issued

February 22, 2023 – Phone call from title company stating owner is trying to sell property.

May 3, 2023 – Attempted to reach owner by phone. No call back.

May 26, 2023 – Inspected property. Found unsecured windows. Interior was gutted.

June 2, 2023 – Verified property under same ownership. No inspections have been scheduled. Deadline to get rough-in inspections was 1/9/23. Permit expired on 5/15/23.

June 8, 2023 – Notice of hearing was posted on structure.

June 14, 2023 – Notice of July hearing sent to property owner.

June 22, 2023 – Left voicemail with property owner to inform her of hearing and to call me with any concerns regarding the hearing.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMOLITION

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 5, 2023.

ATTACHMENTS:

1. 20230705_Slides Intro 20230705_Slides Intro.pptx
2. 20230705_22-000843_1917 Swenson St 20230705_22-000843_1917 Swenson St.pptx

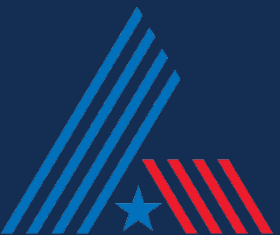
BOARD OF BUILDING STANDARDS

July 5, 2023



PUBLIC NOTICE – July 5, 2023 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, July 5, 2023 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 1917 Swenson St. Abilene, TX 79603, 4474 La Hacienda Dr. Abilene, TX 79602, 2001 Collins Ave. Abilene, TX 79603, 1835 N. 6th St. Abilene, TX 79603, 1358 Sewell St. Abilene, TX 79605, and 3201 N. 3rd St. 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 #22-000843

1917 Swenson 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 **Laura Gardner** as the owner.
- **TAYLOR COUNTY** – Shows **Laura Gardner** 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 **December 2021**
- Search reveals **Laura Gardner** to be the owner.



Public Notice



Front West Side

May 26, 2023 at 10:17:17 AM



Rear East Side

May 26, 2023 at 10:19:47 AM



South Side



North Side

May 26, 2023 at 10:20:15 AM



Substandard Code Violations

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

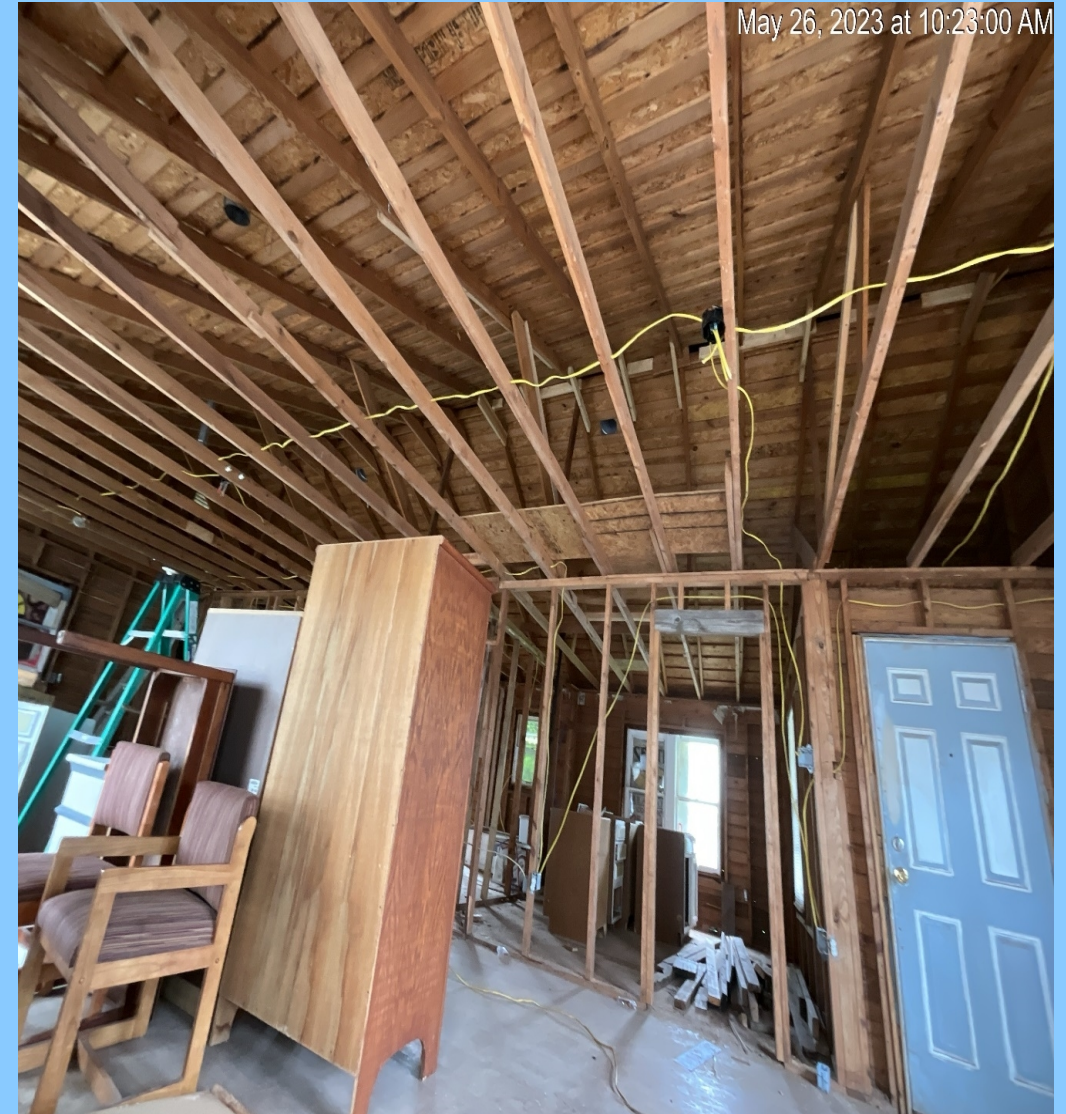
- (1) INADEQUATE SANITATION CHAPTER 8, SEC. 8-554
- (3) NUISANCE, CHAPTER 8, SEC 8-554 (3) CHAPTER 19, SEC 19-15 (4)
- (4) HAZARDOUS ELECTRICAL WIRING CHAPTER 8, SEC. 8-554
- (5) HAZARDOUS PLUMBING CHAPTER 8, SEC. 8-554
- (7) FAULTY WEATHER PROTECTION CHAPTER 8, SEC. 8-554
- (10) INADEQUATE EXITS. CHAPTER 8, SEC. 8-554



Inadequate Sanitation and Plumbing



Incomplete Interior



Incomplete Electrical



Exterior Dilapidation



Exterior Dilapidation



Timeline of Events

- **March 28, 2022** – Dilapidated structure case opened.
- **March 29, 2022** – Found individuals staying in house, shed and RV without utilities.
- **April 5, 2022** – Received complaints of people and dogs at the property, people going in and out of the house with flashlights, stealing electric and water from neighbors. Neighbor reported seeing a woman bringing a baby to the residence.
- **April 5, 2022** – Property owner restarted the eviction process. At one time she had an agreement with one individual to inhabit the house.
- **April 8, 2022** - Obtained permission from the house occupants to enter the premises. We found deplorable conditions. In addition, we found drug paraphernalia, as well as baby bottles in the freezer. Reported to CPS. I placed a condemnation sign on the front of the structure.
- **April 11, 2022** – Affidavit of condemnation recorded at county clerk
- **April 12, 2022** – Walked through property with CPS agent and then with help of contractor performed emergency securement.
- **April 19, 2022** – Condemnation notice and utility shut-off letters sent.



Timeline of Events

- **May 12, 2022** – Notice of Board of Building Standards hearing sent to property owner and posted on structure.
- **May 17, 2022** – Met with father of property owner; brought him a plan of action and explained how to complete it.
- **June 1, 2022** – Board ordered 30/60.
- **July 15, 2022** – Sent notice of August Board of Building Standards hearing via regular and certified mail to owner.
- **July 22, 2022** – Met with property owner at the home to take photos of the inside. Noticed significant progress made with the clean up of the interior of the structure.
- **August 3, 2022** – Board ordered second 30-60.
- **November 9, 2022** – Permit issued
- **February 22, 2023** – Phone call from title company stating owner is trying to sell property.
- **May 3, 2023** – Attempted to reach owner by phone. No call back.



Timeline of Events

- **May 26, 2023** – Inspected property. Found unsecured windows. Interior was gutted.
- **June 2, 2023** – Verified property under same ownership. No inspections have been scheduled. Deadline to get rough-in inspections per Board order was 1/9/23. Permit expired on 5/15/23.
- **June 8, 2023** – Notice of hearing was posted on structure.
- **June 14, 2023** – Notice of July hearing sent to property owner.
- **June 22, 2023** – Left voicemail with property owner to inform her of hearing and to call me with any concerns regarding the hearing.



Staff Recommendation:

Findings:

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

Order:

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



End of 1917 Swenson St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/5/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002791: 4474 La Hacienda Dr. (VAQUERO SUB SEC 2, BLOCK 1, LOT 10, ACRES 1.281, TAYLOR COUNTY, TEXAS), Owner: Hirsch, Victor John III & Candice Jo

GENERAL INFORMATION

Owner: Hirsch, Victor John III & Candice Jo

Sq Ft: 8417.9

Structural: OK

Foundation: OK

Value: \$663,016

Total Value: \$753,016

Delinquent Tax: \$24,538.37

SPECIAL CONSIDERATIONS

May 21, 2020 – Permit for New Single Family Residence was issued.

June 9, 2020 – Plumbing rough in inspection passed

June 19, 2020 – Building Foundation inspection passed

June 25, 2020 – Electrical grounding under slab rough-in passed

January 28, 2022 – Permit closed due to expiration and no further progress on residence

September 29, 2022 – Chief Building Official approved for structure to be condemned.

October 3, 2022 – Condemnation notices and 30/60 letters sent to property owners.

October 7, 2022 – Received notice to appeal of condemnation.

October 11, 2022 – Notice of Board of Building Standards hearing sent to property owners.

November 2, 2022 – Board voted to uphold Building Official's decision to condemn structure

March 6, 2023 – Inspected property. Structure is still accessible and incomplete.

March 9, 2023 – Sent notice of April hearing to property owner.

March 10, 2023 – Sent notice of April hearing to property owner.

April 5, 2023 – At April BOBS hearing attorney for Mr. Hirsch agreed a 30/60 order would be acceptable. Board issued a 30/60 order.

May 5, 2023 – Received letter and redacted estimate from Mr. Hirsch’s attorney with 18-month timeline for repairs from contractor of a potential buyer. Estimate only states 18 months to complete work with substantial progress each month. No other information was provided.

May 9, 2023 – Sent notice of June hearing to property owner.

May 11, 2023 – Notice of June hearing was posted on Structure. Found structure to now be completely secured.

May 25, 2023 – No contact from potential buyer. No complete plan of action received. No permit has been applied for.

June 7, 2023 – Board ordered case tabled until next hearing.

June 9, 2023 – Board decision letter and board vote count sent to property owner. Notice of July hearing posted on structure.

June 14, 2023 – Notice of July hearing sent to property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 5, 2023.

ATTACHMENTS:

1. 20230705_22-002791_4474 La Hacienda 20230705_22-002791_4474 La Hacienda
Dr Dr.pptx

CASE #22-002791

4474 La Hacienda Dr.



**CITY OF
ABILENE
TEXAS**

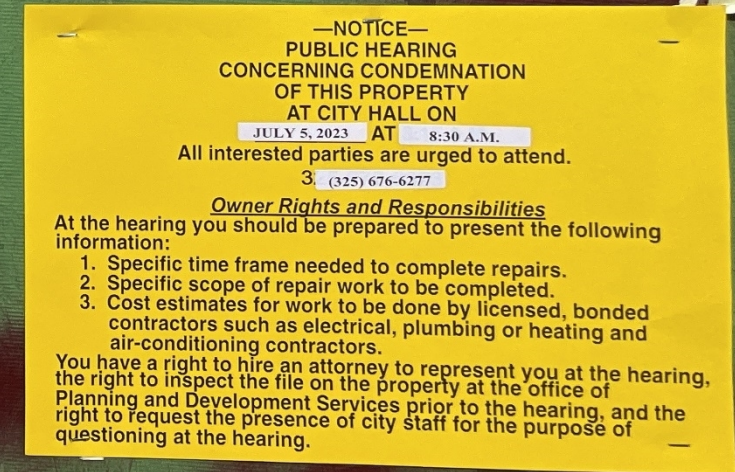
CHECKLIST FOR RECORDS SEARCH

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



Public Notice

Jun 9, 2023 at 10:15:02 AM



Front East Side

May 25, 2023 at 3:20:19 PM



Rear West Side



South Side

Sep 21, 2022 9:13:21 AM
Abilene



North Side

Sep 21, 2022 9:24:11 AM
Abilene



Substandard Code Violations

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

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



Current State of the Structure

May 22, 2023 at 10:17:21 AM



Current State of the Structure



Current State of the Structure

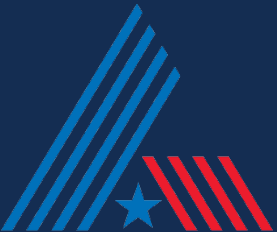


Current State of the Structure

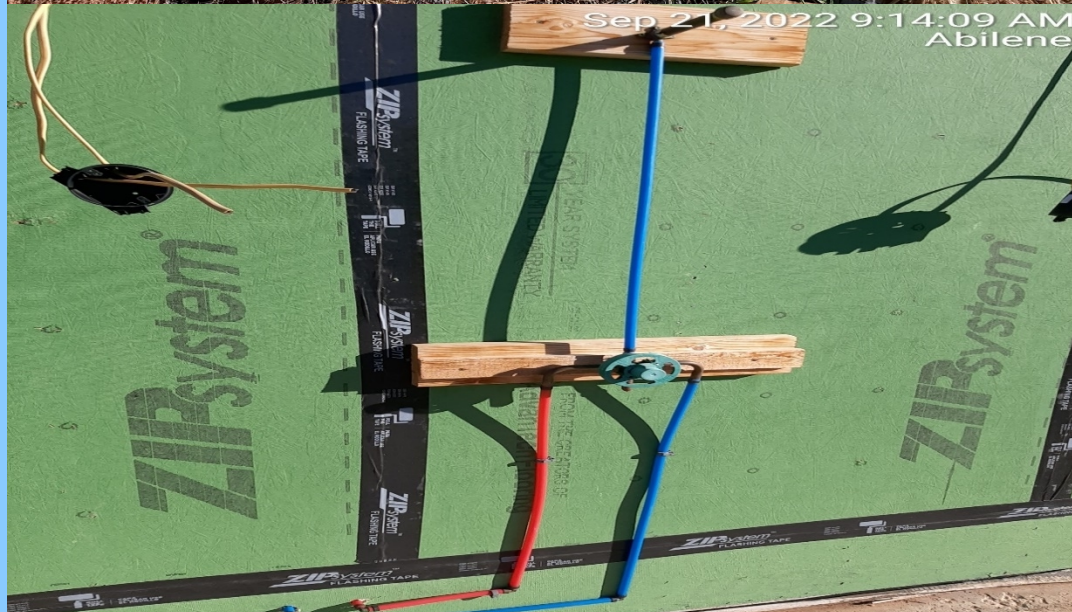
May 22, 2023 at 10:22:04 AM



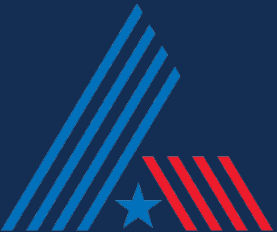
Exposed Electrical Wiring



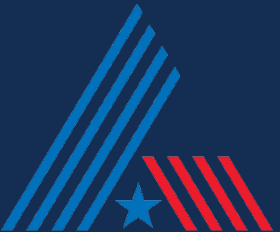
Unfinished Plumbing



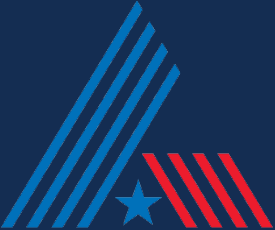
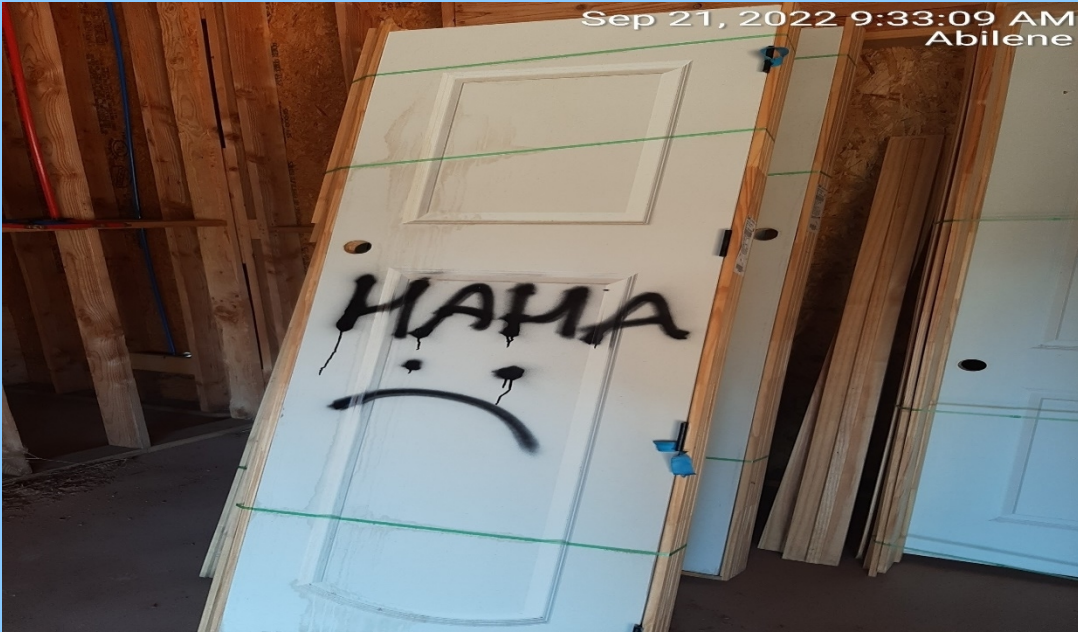
Inadequate Sanitation



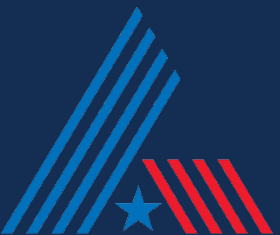
Unfinished Structural



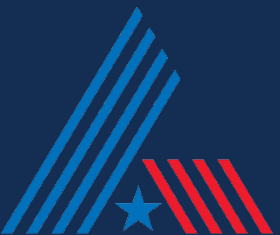
Unfinished Structural



Exposed Electrical



Unfinished Plumbing



Timeline of Events

- **May 21, 2020** – Permit for New Single Family Residence was issued.
- **June 9, 2020** – Plumbing rough in inspection passed
- **June 19, 2020** – Building Foundation inspection passed
- **June 25, 2020** – Electrical grounding under slab rough-in passed
- **January 28, 2022** – Permit closed due to expiration and no further progress on residence
- **September 29, 2022** – Chief Building Official approved for structure to be condemned.
- **October 3, 2022** – Condemnation notices and 30/60 letters sent to property owners.
- **October 7, 2022** – Received notice to appeal of condemnation.
- **October 11, 2022** – Notice of Board of Building Standards hearing sent to property owners.
- **November 2, 2022** – Board voted to uphold Building Official's decision to condemn structure
- **March 6, 2023** – Inspected property. Structure is still accessible and incomplete.
- **March 9, 2023** – Sent notice of April hearing to property owner.



Timeline of Events

- **March 10, 2023** – Sent notice of April hearing to property owner.
- **April 5, 2023** – At April BOBS hearing attorney for Mr. Hirsch agreed a 30/60 order would be acceptable. Board issued a 30/60 order.
- **May 5, 2023** – Received letter and redacted estimate from Mr. Hirsch's attorney with 18-month timeline for repairs from contractor of a potential buyer. Estimate only states 18 months to complete work with substantial progress each month. No other information was provided.
- **May 9, 2023** – Sent notice of June hearing to property owner.
- **May 11, 2023** – Notice of June hearing was posted on Structure. Found structure to now be completely secured.
- **May 25, 2023** – No contact from potential buyer. No complete plan of action received. No permit has been applied for.

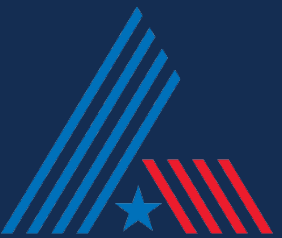


Timeline of Events

- **June 7, 2023** – Board ordered case tabled until next hearing.
- **June 9, 2023** – Board decision letter and board vote count sent to property owner. Notice of July hearing posted on structure.
- **June 14, 2023** – Notice of July hearing sent to property owner.



- Public Hearing



End of 4474 La Hacienda Dr. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/5/2023

TO:

FROM:

SUBJECT: 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, TAYLOR COUNTY, TEXAS), Owner: Davis, Troy Et Al

GENERAL INFORMATION

Owner: Davis, Troy Et Al
Sq Ft: 1,424
Structural: Poor
Foundation: Unknown
Value: \$10,000
Total Value: \$12,955
Delinquent Tax: \$759.57

SPECIAL CONSIDERATIONS

February 22, 2022 – Opened case for dilapidated structure

July 29, 2022 – Discovered property owner passed away in 2021.

August 1, 2022 – Made contact with possible relative and asked if there is anyone with interest in the property. Property owner never got back to me with contact info for any family members that may have interest in the property.

November 4, 2022 – City hired contractor to secure the structure. During walk-through of structure prior to securing, a rain storm came through and it was evident the roof had extensive damage.

November 9, 2022 – Property was condemned. Affidavit of condemnation was filed at the county clerk.

December 16, 2022 – Initial notice of condemnation and 30-60 letters were sent to address on file for the property owner.

March 8, 2023 – Notice of April hearing sent to last known address of deceased property owner.

March 10, 2023 – Notice of April hearing posted on structure.

March 27, 2023 – Phone call from Keller Williams real estate agent. Informed me that property owner had a will but will is not in probate. There is currently no affidavit of heirship on file with the county clerk but it is being created now. Informed me that there is a potential buyer for the property and they would possibly want to demolish. She gave me a phone number for an heir in Maine. Attempted to call, unable to leave voice mail but sent a text.

March 28, 2023 – No call or text back from heir.

April 5, 2023 – **BOBS ordered 30-60.** Decision letter sent to daughter of property owner, the only heir we knew of at the time.

May 4, 2023 – Phone call from sister of deceased owner that lives in Clyde, TX. She was upset that daughter was trying to sell property without her involvement. She has since added herself as the “care-of” in the county tax records. No further contact from Real Estate Agent about sale.

June 2, 2023 – No further contact from any party. Verified property has not been sold.

June 8, 2023 – Notice of July hearing posted on structure.

June 14, 2023 – Notice of July hearing sent to address of record for property owner, sister, and daughter of deceased property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMOLITION

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 5, 2023.

ATTACHMENTS:

1. 20230705_22-003303_2001 Collins Ave 20230705_22-003303_2001 Collins Ave.pdf

CASE #22-003303

2001 Collins Ave



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Troy Davis** as the owner.
- **TAYLOR COUNTY** – Shows **Troy Davis Et Al** 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 **January 8, 2021**.
- Search reveals **Troy Davis** to be the owner.



Public Notice

Jun 8, 2023 at 10:32:43 AM



Front North Side



Rear South Side

Mar 28, 2023 at 3:44:41 PM



East Side



West Side



Backyard Shed



Substandard Code Violations

Pursuant To Chapter 8, Sec. 8-554 And Chapter 19, Section 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 Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



Inadequate Sanitation



Inadequate Sanitation



Structural Hazards



Hazardous Mechanical



Faulty Weather Protection



Faulty Weather Protection



Faulty Weather Protection



Timeline of Events

- **February 22, 2022** – Opened case for dilapidated structure
- **July 29, 2022** – Discovered property owner passed away in 2021.
- **August 1, 2022** – Made contact with possible relative and asked if there is anyone with interest in the property. Possible relative never got back to me with contact info for any family members that may have interest in the property.
- **November 4, 2022** – City hired contractor to secure the structure.
- **November 9, 2022** – Property was condemned. Affidavit of condemnation was filed at the county clerk.
- **December 16, 2022** – Initial notice of condemnation and 30-60 letters were sent to address on file for the property owner.
- **March 8, 2023** – Notice of April hearing sent to last known address of deceased property owner.
- **March 10, 2023** – Notice of April hearing posted on structure.
- **March 27, 2023** – Phone call from Keller Williams real estate agent. Informed me that property owner had a will but will is not in probate. There is currently no affidavit of heirship on file with the county clerk but it is being created now. Informed me that there is a potential buyer for the property and they would possibly want to demolish. She gave me a phone number for an heir in Maine. Unable to leave voice mail but sent a text.



Timeline of Events

- **April 5, 2023 – BOBS ordered 30-60.** Decision letter sent to daughter of property owner, the only heir we knew of at the time.
- **May 4, 2023 –** Phone call from sister of deceased owner that lives in Clyde, TX. She was upset that daughter was trying to sell property without her involvement. She has since added herself as the “care-of” in the county tax records. No further contact from Real Estate Agent about sale.
- **June 2, 2023 –** No further contact from any party. Verified property has not been sold.
- **June 8, 2023 –** Notice of July hearing posted on structure.
- **June 14, 2023 –** Notice of July hearing sent to address of record for property owner, sister, and daughter of deceased property owner.



Staff Recommendation:

Findings:

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

Order:

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



End of 2001 Collins Ave presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/5/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-000230: 1835 N. 6th St. (E60 LTS 9 & 10 E60 N 12 LT 8 205 1-B FLETCHER OT ABL, TAYLOR COUNTY, TEXAS), Owner: Martinez, Rozann

GENERAL INFORMATION

Owner: Martinez, Roxann

Sq Ft: 1,760

Structural: Poor

Foundation: Poor

Value: \$83,033

Total Value: \$85,343

Delinquent Tax: \$1,872.79

SPECIAL CONSIDERATIONS

January 26, 2022 – Case opened for dilapidated structure. Property was accumulating trash and junk vehicles.

August 16, 2022 – Spoke to property owner, she explained she wants to get house repaired so she can move into it. I sent her a list of resources that might be able to help her.

February 16, 2023 – Inspected property. Was able to see inside of front door. Observed extensive damage to roof and floor. Met with owner. Explained we needed to condemn the house because it is dangerous and no attempts at repairs have been made. She said she was going to try to sell the property.

February 17, 2023 – Affidavit of condemnation was recorded at the county clerk office

March 3, 2023 – Officer spoke with owner about 30-60 process.

April 27, 2023 – Received phone call from Law Firm on behalf of owner. She requested a consent to demo form be emailed to her. This is last contact concerning this property.

June 8, 2023 – Posted notice of July hearing on structure.

July 14, 2023 – Sent notice of July 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 July 5, 2023.

ATTACHMENTS:

1. 20230705_23-000230_1835 N. 6th St 20230705_23-000230_1835 N. 6th St.pptx

CASE #23-000230

1835 N. 6th 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 Roxann Martinez as owner
- **TAYLOR COUNTY** – Shows Roxann 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 October 25, 2019.
- Search reveals **Roxann Martinez** to be the owner.



Public Notice

Jun 8, 2023 at 10:11:11 AM



—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
JULY 8, 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 North Side



Rear South Side



Rear South Side



Rear South Side



East Side

Jun 21, 2023 at 10:35:31 AM



East Side



West Side



West 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 Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), 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



Structural Hazards



Structural Hazards



Hazardous Electrical



Hazardous Mechanical



Faulty Weather Protection



Faulty Weather Protection



Timeline of Events

- **January 26, 2022** – Case opened for dilapidated structure. Property was accumulating trash and junk vehicles.
- **August 16, 2022** – Spoke to property owner, she explained she wants to get house repaired so she can move into it. I sent her a list of resources that might be able to help her.
- **February 16, 2023** – Inspected property. Was able to see inside of front door. Observed extensive damage to roof and floor. Met with owner. Explained we needed to condemn the house because it is dangerous and no attempts at repairs have been made. She said she was going to try to sell the property.
- **February 17, 2023** – Affidavit of condemnation was recorded at the county clerk office
- **March 3, 2023** – Officer spoke with owner about 30-60 process.
- **April 27, 2023** – Received phone call from Law Firm on behalf of owner. She requested a consent to demo form be emailed to her. This is last contact concerning this property.
- **June 8, 2023** – Posted notice of hearing on structure.
- **June 14, 2023** - 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 1835 N. 6th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/5/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil penalties - Case# 23-000627: 1358 Sewell St. (M E BOYKIN SUBD OF B AUSTIN, BLOCK 4, LOT 8 & N10 OF 9, TAYLOR COUNTY, TEXAS), Owner: Goen, E.R.

GENERAL INFORMATION

Owner: Goen, E.R.
Sq Ft: 1,104
Structural: OK
Foundation: OK
Value: \$10,312
Total Value: \$14,932
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

December 6, 2022 – Case opened for dilapidated structure. Sent notice of dilapidated structure to granddaughter listed as care of. Property owner is deceased. Only other relative listed in TLO is also deceased. No deed in county records. Located names of grandchildren, including the person we have been talking to that live in Henderson, TX.

December 2022 – Phone call from heir: Informed me that there are multiple heirs to this property. There is no deed in the county records and no other documentation of any persons responsible for this property. Person listed as care of realizes this property should be demolished and would sign a consent to demo if it were in their name. She said she was going to attempt to put the property in her name.

March 24, 2023 – Due to inaction by property heirs the property was condemned. Affidavit of condemnation was recorded at the county clerk.

March 27, 2023 – Notice of condemnation and 30-60 notices were sent.

June 5, 2023 – Attempted to get access from granddaughter and two other relatives. Granddaughter doesn't have key, and other relatives unresponsive.

June 8, 2023 – Arrived at property expecting to meet with an heir to give us access. No one showed up at scheduled time. Posted notice of hearing on structure and found front door to be open. Spoke to next door neighbor. He told us the property has had numerous break ins.

June 14, 2023 – Notice of hearing sent to property owner's daughter.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMOLITION

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on July 5, 2023.

ATTACHMENTS:

1. 20230705_23-000627_1358 Sewell St 20230705_23-000627_1358 Sewell St.pptx

CASE #23-000627

1358 Sewell 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 history located in county records
- **TAYLOR COUNTY** – Shows E. R. Goen 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 February 6, 2013
- Search reveals **E. R. Goen** to be the owner.



Public Notice

Jun 8, 2023 at 9:26:35 AM



Front East Side



Rear West Side

May 26, 2023 at 10:42:18 AM



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 8, Sec 8-554 (3), 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)



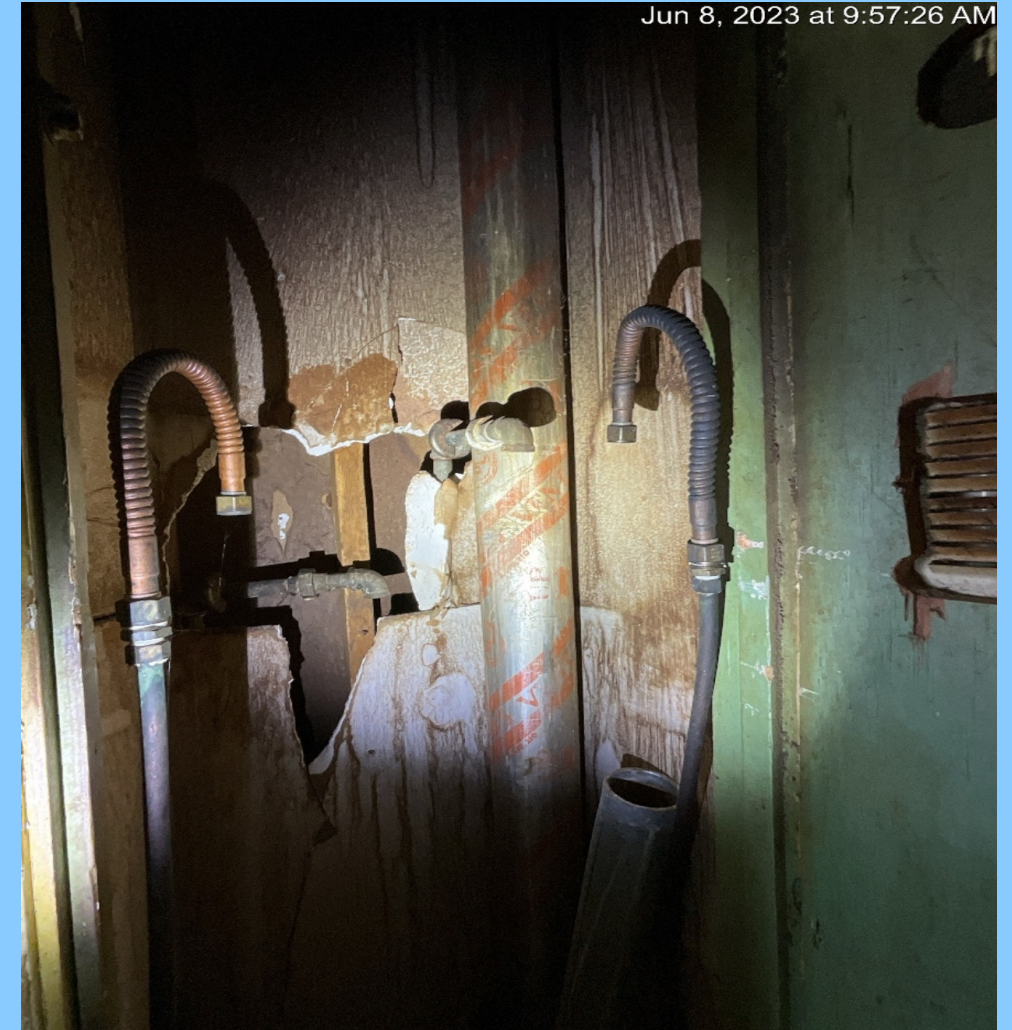
Inadequate Sanitation



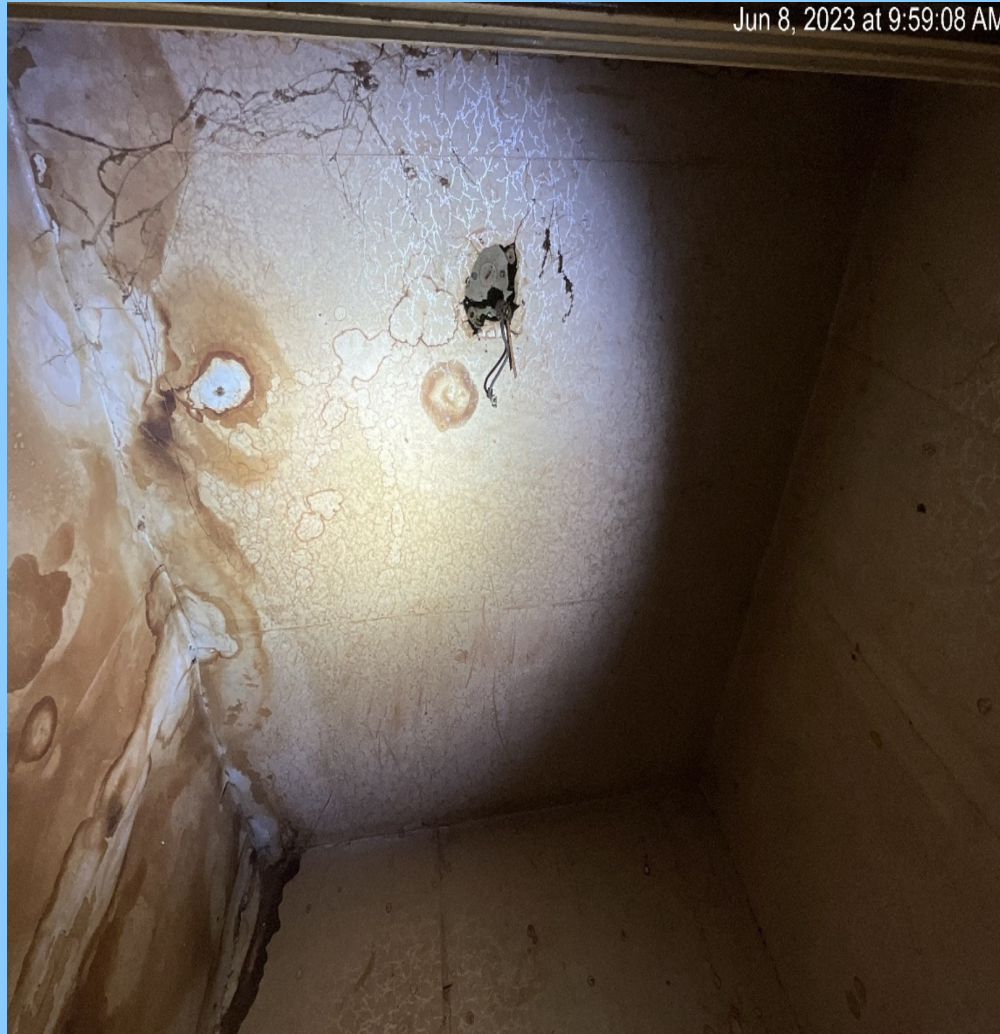
Hazardous Electrical



Hazardous Mechanical/Plumbing



Interior Dilapidation



Faulty Weather Protection



Faulty Weather Protection



Timeline of Events

- **December 6, 2022** – Case opened for dilapidated structure. Sent notice of dilapidated structure to granddaughter listed as care of. Property owner is deceased. No deed in county records. Located names of grandchildren, including the person we have been talking to that live in Henderson, TX.
- **December 2022** - PC from heir: Informed me that there are multiple heirs to this property. There is no deed in the county records and no other documentation of any persons responsible for this property. Person listed as care of realizes this property should be demolished and would sign a consent to demo if it were in their name. She said she was going to attempt to put the property in her name.
- **March 24, 2023** – Due to inaction by property heirs the property was condemned. Affidavit of condemnation was recorded at the county clerk.
- **March 27, 2023** – Notice of condemnation and 30-60 notices were sent.
- **June 5, 2023** – Attempted to get access from granddaughter and two other relatives. Granddaughter doesn't have key, and other relatives unresponsive.
- **June 8, 2023** – Arrived at property expecting to meet with an heir to give us access. No one showed up at scheduled time. Posted notice of hearing on structure and found front door to be open. Spoke to next door neighbor. He told us the property has had numerous break ins. Notice of hearing posted on structure.
- **June 14, 2023** – Sent notice of July hearing to property owner's daughter.



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 1358 Sewell St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/5/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil penalties - Case# 23-000688: 3201 N. 3rd St. (OAKWOOD ADDN SEC 2, BLOCK 18, LOT E331.22 3 REP LTS 4-15&19-21, TAYLOR COUNTY, TEXAS), Owner: Abilene Apartments, LLC

GENERAL INFORMATION

Owner: Abilene Apartments, LLC
Sq Ft: 9,776
Structural: OK
Foundation: OK
Value: \$143,396
Total Value: \$262,178
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

February 7, 2021 – Multiple structure fire due to arson. Only one structure remaining and inhabited.

April 29, 2021 – Attempted to get property owner to clean up remainder of fire debris and remove remaining concrete building slabs.

June 9, 2021 – Issued citation to property owner for failure to abate property.

July 21, 2023 – City cleaned property. Concrete slabs as well as some heavy concrete debris remain on the lot.

February 2023 – Complaint received from tenant for no water for several weeks. City started to engage with the owners about water and building conditions.

March 2023 – Water still not on for tenants. Only two occupied units in building.

March 29, 2023 – Units no longer occupied. Affidavit of condemnation recorded at county clerk.

May 17, 2023 – City secured all doors and broken/open windows. City abated high grass and weeds. Re-engaged with building owners. They were upset that the city began taken action.

June 6, 2023 – City made several attempts to contact owners. City met with lienholder, CEO of Lamar National Bank. Bank leadership got firsthand look at the property. They let us know they are taking action to help with the situation.

June 8, 2023 – Notice of hearing was posted on the structure.

June 14, 2023 – Notice of hearing was sent to the LLC, LLC registered agent, and lienholder addresses.

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 July 5, 2023.

ATTACHMENTS:

1. 20230705_23-000688_3201 N. 3rd St 20230705_23-000688_3201 N. 3rd St.pptx

CASE #23-000688

3201 N. 3rd St.

Briarwood Apartments



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 owner and Lamar National Bank as the lienholder
- **TAYLOR COUNTY** – Shows Abilene Apartments, LLC to be the owner.
- **SECRETARY OF STATE** – Lists registered agent for Abilene Apartments, LLC which notices have been sent.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Last active service was in 2021
- Search reveals **Abilene Apartments, LLC** to be the owner.



Public Notice

Jun 8, 2023 at 11:18:31 AM



Front North Side



Rear South Side

Jun 21, 2023 at 10:17:46 AM



East Side



West Side

Jun 21, 2023 at 10:16:32 AM



Substandard Code Violations

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

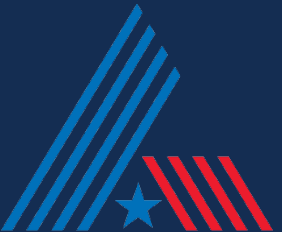
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter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



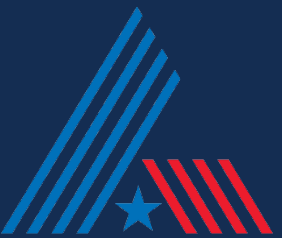
Property History



February 7, 2021 Structure Fire



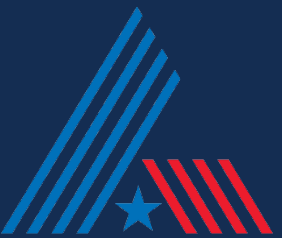
February 7, 2021 Structure Fire



Current layout of complex



Current layout of complex



Inadequate Sanitation



Inadequate Sanitation



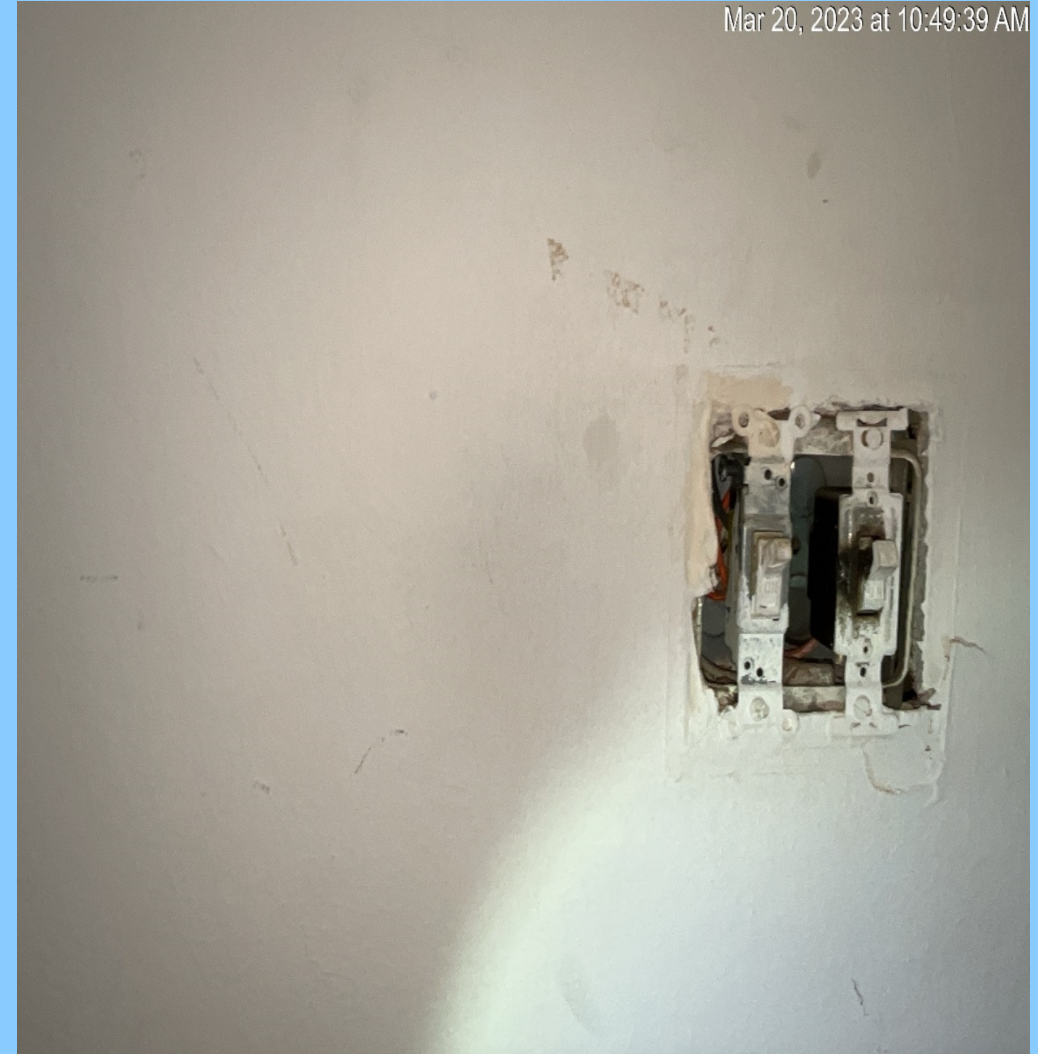
Inadequate Sanitation



Structural Hazards



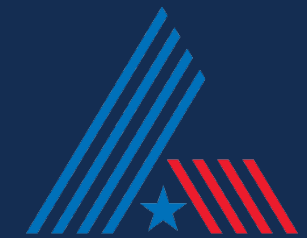
Electrical Hazards



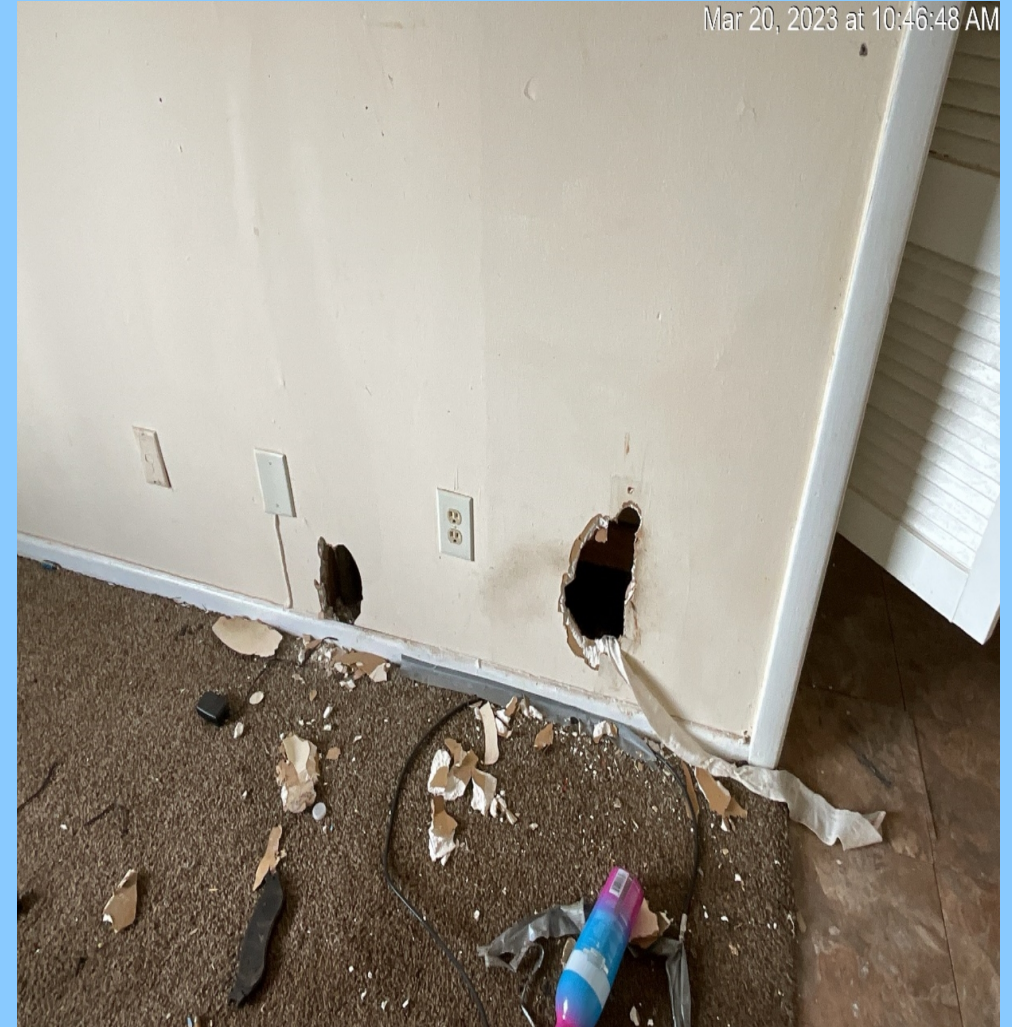
Hazardous Plumbing/Faulty Weather Protection



Dilapidation



Dilapidation



Current Condition of Property



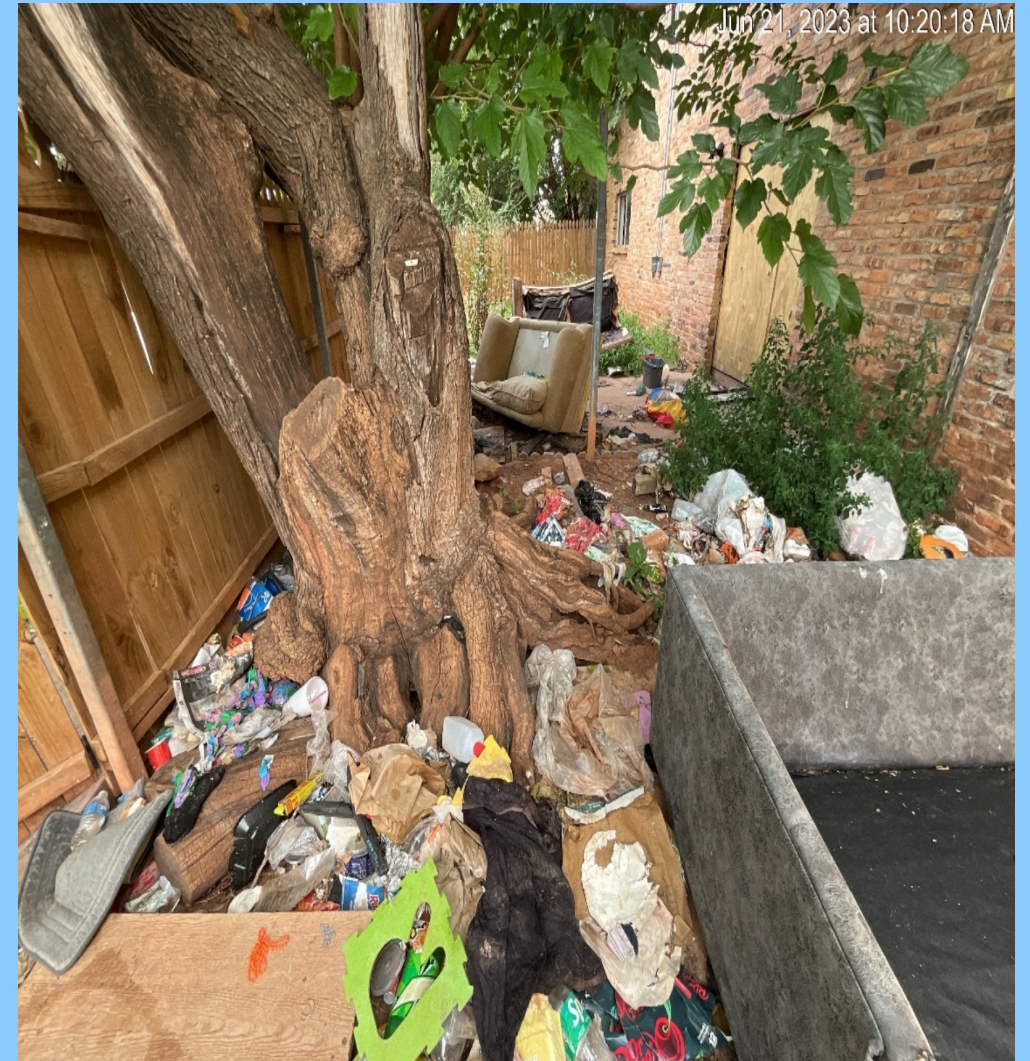
Current Condition of Exterior



Current Condition of Exterior



Current Condition of Exterior



Timeline of Events

- **February 7, 2021** – Multiple structure fire due to arson. Only one structure remaining and inhabited.
- **April 29, 2021** – Attempted to get property owner to clean up remainder of fire debris and remove remaining concrete building slabs.
- **June 9, 2021** – Issued citation to property owner for failure to abate property.
- **July 21, 2021** – City cleaned property. Concrete slabs as well as some heavy concrete debris remain on the lot.
- **February 2023** – Complaint received from tenant for no water for several weeks. City started to engage with the owners about water and building conditions.
- **March 2023** – Water still not on for tenants. Only two occupied units in building.
- **March 29, 2023** – Units no longer occupied. Affidavit of condemnation recorded at county clerk.
- **May 17, 2023** – City secured all doors and broken/open windows. City abated high grass and weeds. Re-engaged with building owners. They were upset that the city began taken action.
- **June 6, 2023** – City made several attempts to contact owners. City met with lienholder, CEO of Lamar National Bank. Bank leadership got firsthand look at the property. They let us know they are taking action to help with the situation.
- **June 8, 2023** – Notice of hearing was posted on the structure.
- **June 14, 2023** – Notice of hearing was sent to the LLC, LLC registered agent, and lienholder addresses.



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 3201 N. 3rd St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 7/5/2023

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:

