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 August 2, 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 July 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 #22-002791: 4474 La Hacienda Dr. (VAQUERO SUB SEC 2, BLOCK A, LOT 10, ACRES 1.281, TAYLOR COUTY, TEXAS), Owner Hirsch, Victor John III & Candice Jo

B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-000801: 934 Graham St. (LAKESIDE ADDN, BLOCK 21, LOT 2, TAYLOR COUNTY, TEXAS), Owner: Joch Properties, LLC

C. Case for Rehabilitation, Demolition, or Civil Penalties: Case #23-000982: 4366 Caldwell Rd. (PLEASANT HILL ESTATE SEC 4, BLOCK A, LOT 139 REPLAT, TAYLOR COUNTY, TEXAS), Owner: Essex, Mickey

D. Case for Rehabilitation, Demolition, or civil Penalties - Case #23-001034 / 23-002568: 2874 / 2858 Pine St. (NORTH PARK ADDN, BLOCK 18, LOT N105 OF S210 OF E210 LT2 & N70' X250 OF 2, TAYLOR COUNTY, TEXAS), Owner: Pittman, Albert Burl Life Est c/o Reggie Pittman Et Al

E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001166: 2817 Simmons Ave. (NORTH PARK ADDN, BLOCK 16, LOT N72 1/2 S145 W150 LT 2, TAYLOR COUNTY, TEXAS), Owner: Hickson, Bryan Douglas & Georgia

F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001273: 2325 Palm St. (MAC BOWYER REP OF BOWYER ADDN, BLOCK 8, LOT 7, TAYLOR COUNTY, TEXAS), Owner: Fiedler, Donna Maude

G. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001274: 1042 Clinton St. (LAKESIDE ADDN, BLOCK 7, LOT 1-2, TAYLOR COUNTY, TEXAS), Owner: Serrano, Patricia

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 26th day of July, 2023, at 1:20 p.m.

_____

Kaitlin Richardson, Deputy City Secretary, TRMC

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:8/2/2023

TO:

FROM:

SUBJECT: **Public hearing and possible approval of July 5, 2023 Board of Building Standards meeting minutes**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. July 5, 2023 BOBS Hearing Minutes July 5, 2023 BOBS Hearing Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
July 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. 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
Ms. Christi Jones, Administrative Assistant

Others Present:
Mr. Charles Self (4474 La Hacienda)
Mr. Thomas W. Choate (4474 La Hacienda)
Ms. Dolores Stone (2001 Collins)
Ms. Roxann Martinez (1835 N. 6th)
Ms. Michelle Thurston (1917 Swenson)
Ms. Laura Gardner (1917 Swenson)
Mr. Gerald Gardner (1917 Swenson)

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes of the last meeting, June 7, 2023, were provided in advance to Board Members for review.

Mr. McBrayer made a motion to approve the June minutes as written.
The motion was seconded by Mr. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. Mcneil, Mr. Dugger, Mr. Beard

NAYS: None
ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

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

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 8, SEC 8-554 (3) Chapter19, SEC 19-15
(4) Hazardous Electrical Wiring Chapter 8, SEC. 8-554
(5) Hazardous Plumbing Chapter 8, SEC. 8-554
(7) Faulty Weather Protection Chapter 8, SEC. 8-554
(10) Inadequate exits. Chapter 8, SEC. 8-554

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**.** Ms. Laura Gardner owner of the property stated that they are still in the process of trying to finish the structure. Michelle Thurston stated that she is the one in charge of rehabilitating the structure and that she is having difficulties getting sub-contractors to come finish their work. Their plan is to hire new contractors and apply for new permits. The owner feels like the project can be completed in 6 months.

Mr. Beard closed the public hearing.

Mr. Allred made a motion to Owner is 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, 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, TAYLOR COUNTY, TEXAS), 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

The case was tabled at the last hearing.

Mr. Allred made a motion to un-table the case, was seconded by Mr. McBrayer.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeil, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Order: Case has been tabled until the next hearing.

Public Hearing: Mr. Beard opened the public hearing**.** Mr. Charlie Self presented on behalf of the owners. He reported that the property is under contract and provided copies of the contract to the HOA and City of Abilene. The contract is for a 60 day close. Mr. Tom Choate representative of the Vaquero HOA stated that the buyer is not a legal entity in the state of Texas. He stated the contract is not complete and does not show that earnest money or option fee has been placed in escrow. As it stands as of today, the contract is not complete or enforceable. Mr. Choate is requesting that the board leave the home under a condemned status and see how it plays out. Mr. Beard made a suggestion to tabling the case.

Mr. Beard closed the public hearing.

Mr. Duggar made a motion to table the case until the next meeting, and second by Mr. Wyatt.
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# 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

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
(6) Hazardous Mechanical Equipment 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. Doloris Stone (sister of the deceased owner) stated that she knows the house cannot be repaired. In her opinion, the home needs to be demolished.

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. Dugger, 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# 23-000230: 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

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
(6) Hazardous Mechanical Equipment 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. Ms. Roxann Martinez owner was hoping to get the property fixed but has had health issues that have prevented her from doing so. She has requested to have the time to get her property out of the structure before it is ordered to be demolished.

Mr. Beard closed the public hearing**.**

Mr. Dugger made a motion to Owner is 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, was seconded by Mr. Turner, motion passed.
AYES: Mr. Wyatt, Mr. McBrayer, Mr. McNeil, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: Mr. Allred
ABSTAIN: None

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

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
(6) Hazardous Mechanical Equipment 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 to Owner is 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, was seconded by Mr. Allred, 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# 23-000688: 3201 N. 3rd St. (OAKWOOD ADDN SEC 2, BLOCK 18, LOT E331.22 3 REP LTS 4-15&19-21,

TAYLOR COUUNTY, TEXAS), Owner: Abilene Apartments, 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 Hazards, 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 to Owner is 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, was seconded by Mr. McBrayer, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeil, 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

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:8/2/2023

TO:

FROM:

SUBJECT: **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, TAYLOR COUTY, TEXAS), Owner Hirsch, Victor John III & Candice Jo**

GENERAL INFORMATION

Owner: Hirsch, Victor John III & Candice Jo
Sq Ft: 8,417.9
Structural: Incomplete
Foundation: OK
Value: $663,016
Total Value: $753,016
Delinquent Tax: $29,218.34

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.
July 5, 2023 – Case ordered tabled until next hearing.
July 6, 2023 – Received redacted sale contract from Mr. Hirsch's attorney.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on August 2, 2023.

ATTACHMENTS:

1.	20230802_Slides Intro	20230802_Slides Intro.pptx
2.	20230802_22-002791_4474 La Hacienda Dr	20230802_22-002791_4474 La Hacienda Dr.pptx

BOARD OF BUILDING STANDARDS

August 2, 2023

CITY OF ABILENE TEXAS

PUBLIC NOTICE – August 2, 2023 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, August 2, 2023 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 4474 La Hacienda Dr. Abilene, TX 79602, 934 Graham St. Abilene, TX 79603, 4366 Caldwell Dr. Abilene, TX 79601, 2874/2858 Pine St. Abilene, TX 79601, 2817 Simmons Ave. Abilene, TX 79601, 2325 Palm St. Abilene, TX 79602, and 1042 Clinton 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 #22-002791

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

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:

- (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

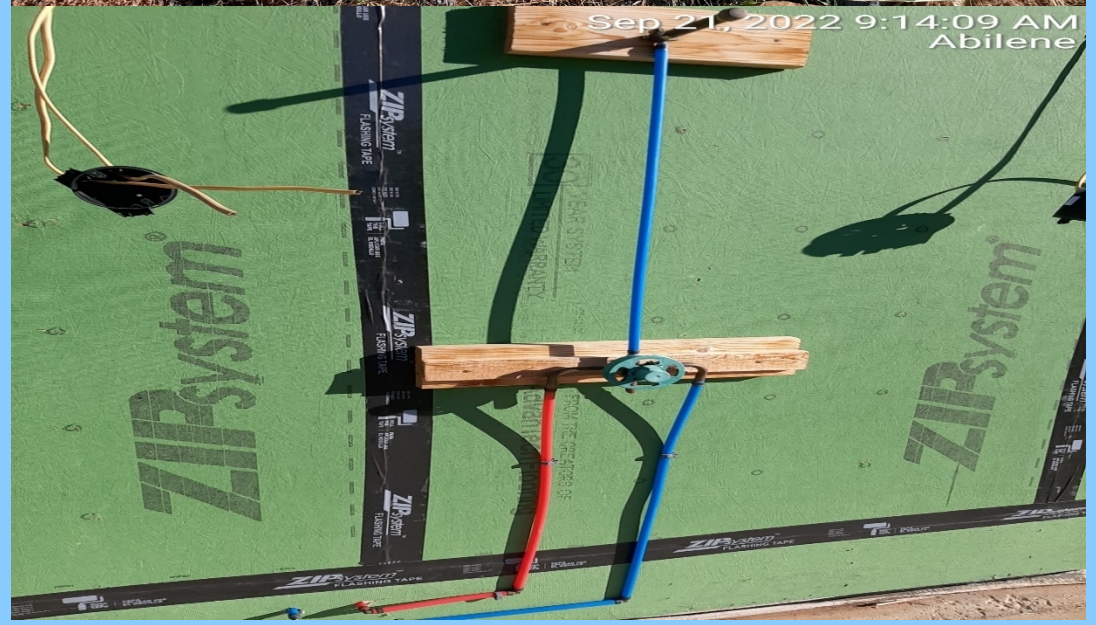
Current State of the Structure

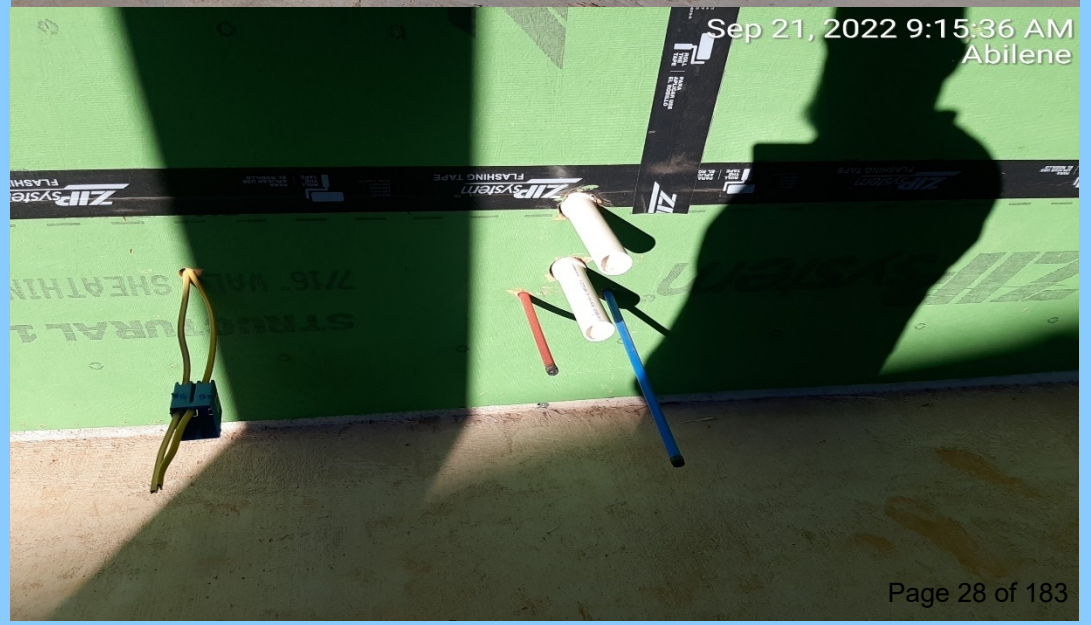
Current State of the Structure

Current State of the Structure

Exposed Electrical Wiring

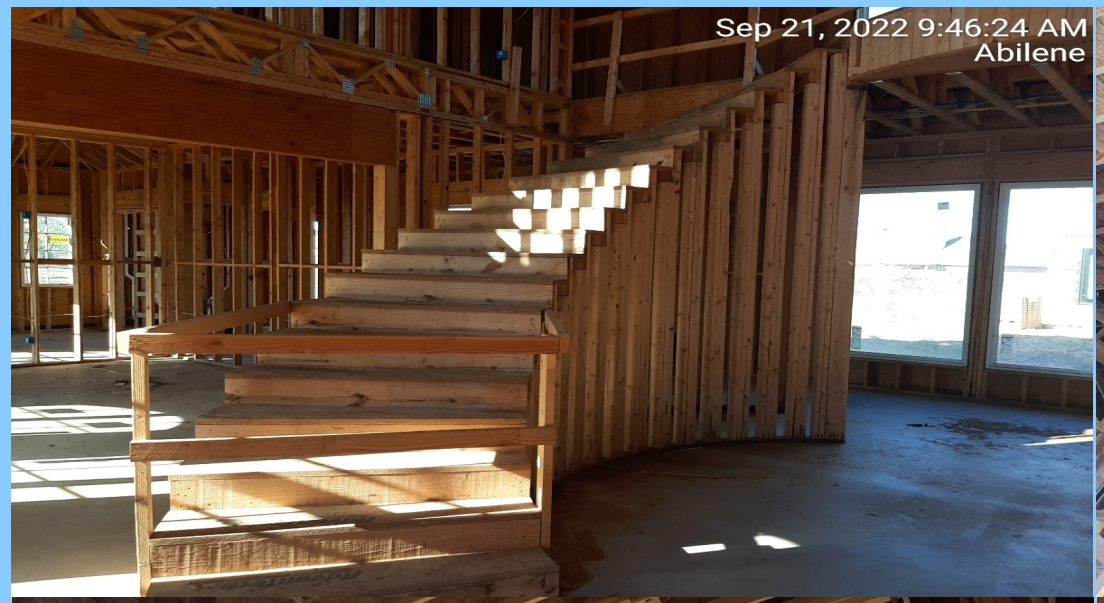
Unfinished Plumbing





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
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- **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.
- **July 5, 2023** – **Board ordered case tabled until next hearing**
- **July 6, 2023** – Received unsigned, redacted copy of sale contract that indicates closing date of Aug 31, 2023.
- **July 10, 2023** – Posted notice of August Board hearing on structure.
- **July 12, 2023** – Sent notice of July Board hearing to property owner.

- **Public Hearing**

End of
4474 La Hacienda Dr. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:8/2/2023

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-000801: 934 Graham St. (LAKESIDE ADDN, BLOCK 21, LOT 2, TAYLOR COUNTY, TEXAS), Owner: Joch Properties, LLC**

GENERAL INFORMATION

Owner: Joch Properties, LLC
Sq Ft: 989
Structural: Poor
Foundation: Poor
Value: $24,120
Total Value: $26,920
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

April 3, 2023 – Condemnation case opened for unsecured, dilapidated, unfinished structure with no permit on file.
April 13, 2023 – Affidavit of condemnation recorded at county clerk.
April 24, 2023 – Notice of condemnation and 30-60 plan sent to property owner/LLC.
April 25, 2023 – Received phone call from property owner. Said he was working on getting a General Contractor to complete the plan of action and he would get it turned in and pull permit. No further contact from owner.
July 10, 2023 – Posted notice of hearing on structure.
July 12, 2023 – Notice of hearing sent to property owner/LLC.

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 August 2, 2023.

ATTACHMENTS:

1. 20230802_23-000801_934 Graham St 20230802_23-000801_934 Graham St.pptx

CASE #23-000801

934 Graham 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** – Show Warranty Deed Naming **Joch Properties, LLC** as the owner

- **TAYLOR COUNTY** – Shows **Joch Properties, LLC** to be the owner.

- **SECRETARY OF STATE** – Lists Registered Agent to which notice has been sent.

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Sep 9, 2013

- Search reveals **Joch Properties, LLC** to be the owner.

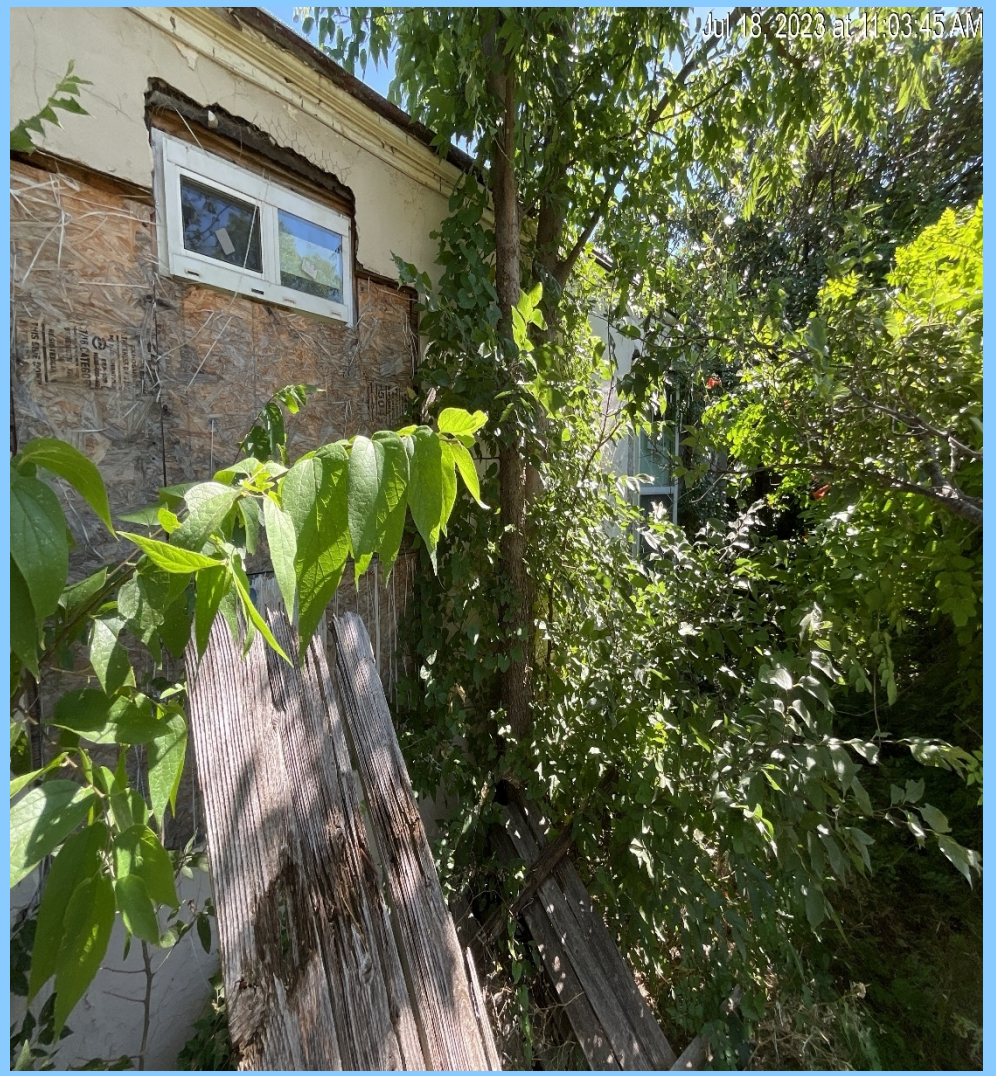
Public Notice

Front East Side

Rear West Side

North Side

South Side



Substandard Code Violations

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

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

Exterior Dilapidation

Exterior Dilapidation

Interior Dilapidation

Interior Dilapidation

Structural Hazards

Structural Hazards

Sanitation/Plumbing Issues

Hazardous Electrical

Faulty Weather Protection

Faulty Weather Protection

Faulty Weather Protection

Timeline of Events

- **April 3, 2023** – Condemnation case opened for unsecured, dilapidated, unfinished structure with no permit on file.
- **April 13, 2023** – Affidavit of condemnation recorded at county clerk.
- **April 24, 2023** – Notice of condemnation and 30-60 plan sent to property owner/LLC.
- **April 25, 2023** – Received phone call from property owner. Said he was working on getting a General Contractor to complete the plan of action and he would get it turned in and pull permit. No further contact from owner.
- **July 10, 2023** – Posted notice of hearing on structure.
- **July 12, 2023** – Notice of hearing sent to property owner/LLC.

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 934 Graham St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:8/2/2023

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties: Case #23-000982: 4366 Caldwell Rd. (PLEASANT HILL ESTATE SEC 4, BLOCK A, LOT 139 REPLAT, TAYLOR COUNTY, TEXAS), Owner: Essex, Mickey**

GENERAL INFORMATION

Owner: Essex, Mickey
Sq Ft: 644
Structural: Poor
Foundation: Poor
Value: $3,571
Total Value: $6,107
Delinquent Tax: $644.27

SPECIAL CONSIDERATIONS

April 10, 2023 – Patricia Dunn, relative of owner, contacted our office because a neighbor of the property saw that the structure had electricity turned on. Ms. Dunn stated no one should be at the structure and she is worried about the possibility of a fire due to the poor condition of the electrical at the structure.
April 13, 2023 – Code Officers met Ms. Dunn at the property and found the structure to be in substandard condition.
April 13, 2023 – Discovered property owner is incarcerated.
April 13, 2023 – Affidavit of condemnation filed, condemnation notice sent, and placard posted on the property.
April 14, 2023 – Stefanie Nickerson contacted the city of Abilene because her electric company notified her the utility was being shut off due to condemnation. Code Officer explained to her the condemnation and plan of action process.

April 19, 2023 – The condemnation notice and plan of action were mailed to the address Ms. Nickerson provided.
May 2, 2023 – A neighbor contacted the city and stated someone was staying at the property. Code Officers inspected the property and found the front door unlocked and open. There was a foul odor coming from the structure. Overall, the property was in the same condition as the initial inspection.
May 8, 2023 – Ms. Nickerson emailed an incomplete plan of action. Code Officer explained the plan of action process to her and provided examples.
July 10, 2023 – Posted notice of Board hearing at the structure.
July 12, 2023 – Sent notice of Board hearing to property owner.
July 21, 2023 – Received letter from owner stating he is incarcerated awaiting trial on August 21, 2023, asked for more time until he is no longer incarcerated.

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 August 2, 2023.

ATTACHMENTS:

1. 20230802_23-000982_4366 Caldwell Rd 20230802_23-000982_4366 Caldwell Rd.pptx

CASE #23-000982

4366 Caldwell Rd.

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** – Show a Quit Claim Deed naming **Mickey Essex** as owner

- **TAYLOR COUNTY** – Shows previous owner, **Juanita Webber c/o Mickey Essex** 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 2022

- Search reveals **Mickey Essex** to be the owner.

Public Notice

Front East Side

Rear West Side

North Side

South Side

Substandard Code Violations

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

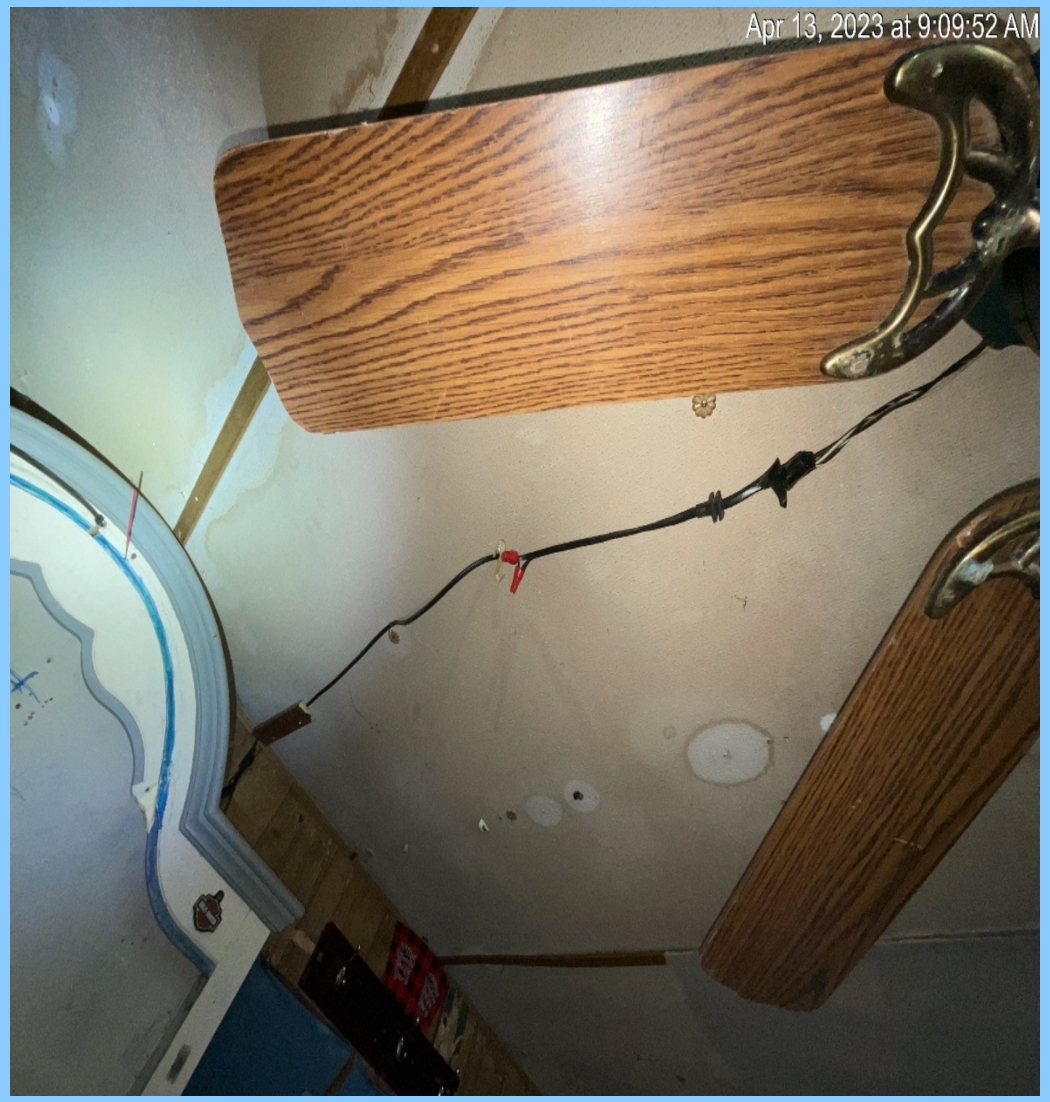
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)

Exterior Dilapidation

Inadequate Sanitation

Electrical Hazards

Electrical Hazards

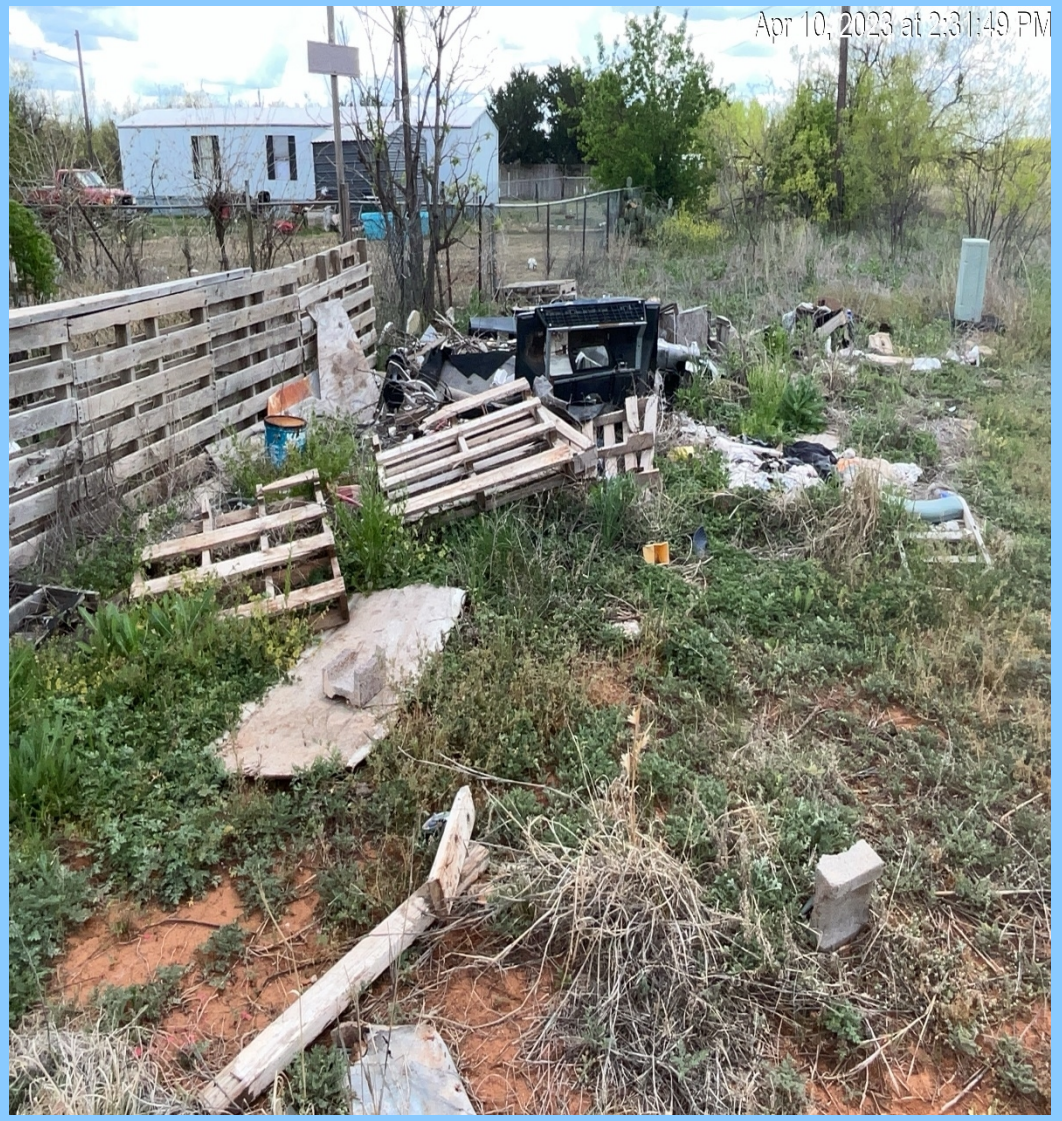


Electrical Hazards

Mechanical Issues

Nuisance

Nuisance



Timeline of Events

- **April 10, 2023 –** Patricia Dunn, relative of owner, contacted our office because a neighbor of the property saw that the structure had electricity turned on. Ms. Dunn stated no one should be at the structure and she is worried about the possibility of a fire due to the poor condition of the electrical at the structure.
- **April 13, 2023 –** Code Officers met Ms. Dunn at the property and found the structure to be in substandard condition.
- **April 13, 2023** – Discovered property owner is incarcerated.
- **April 13, 2023 –** Affidavit of condemnation filed, condemnation notice sent, and placard posted on the property.
- **April 14, 2023 –** Stefanie Nickerson contacted the city of Abilene because her electric company notified her the utility was being shut off due to condemnation. Code Officer explained to her the condemnation and plan of action process.
- **April 19, 2023 –** The condemnation notice and plan of action were mailed to the address Ms. Nickerson provided.
- **May 2, 2023 –** A neighbor contacted the city and stated someone was staying at the property. Code Officers inspected the property and found the front door unlocked and open. There was a foul odor coming from the structure. Overall, the property was in the same condition as the initial inspection.
- **May 8, 2023 –** Ms. Nickerson emailed an incomplete plan of action. Code Officer explained the plan of action process to her and provided examples.
- **July 10, 2023 –** Posted notice of Board hearing at the structure.
- **July 12, 2023** – Sent notice of Board hearing to property owner.
- **July 21, 2023** – Received letter from owner stating he is incarcerated awaiting trial on August 21, 2023, asked for more time until he is no longer incarcerated.

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 4366 Caldwell Rd. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:8/2/2023

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or civil Penalties - Case #23-001034 / 23-002568: 2874 / 2858 Pine St. (NORTH PARK ADDN, BLOCK 18, LOT N105 OF S210 OF E210 LT2 & N70' X250 OF 2, TAYLOR COUNTY, TEXAS), Owner: Pittman, Albert Burl Life Est c/o Reggie Pittman Et Al**

GENERAL INFORMATION

Owner: Pittman, Albert burl Life Est c/o Reggie Pittman Et Al
Sq Ft: 1,158
Structural: Poor
Foundation: Unknown
Value: $31,816
Total Value: $54,324
Delinquent Tax: $433.70

SPECIAL CONSIDERATIONS

April 11, 2023 – Structure fire occurred. Total fire damage estimated to be $50K.
April 18, 2023 – Inspected property. Found major fire damage. Found people living in RV's, another individual sleeping in a car, junk, debris, and hazardous electrical while inspecting this property and adjacent connected property. Posted notice of condemnation on burned structure and fence.
April 19, 2023 – Affidavit of condemnation recorded at county clerk.
April 25, 2023 – Notice of condemnation and 30-60 plan sent to property owner.
June 8, 2023 – Met with property owner and his friend/caretaker. He understands the fire damaged structure needs to be demolished and with that structure being demolished all of the dilapidated accessory structures will be demolished as well.
Property owner is attempting to live in metal secondary structure in extremely unsanitary

conditions, and without any utilities. He was made aware he cannot continue to live in this structure.
June 20, 2023 - Recorded an additional affidavit of condemnation at the county clerk that includes both the residential primary structure on lot (2874) as well as an accessory commercial structure (2858) that is also on this lot. Posted additional condemnation sign on the secondary structure.
June 23, 2023 – City contracted to mow and clear brush that was completely obscuring residence.
July 10, 2023 – Posted notice of board hearing on both condemned structures.
July 12, 2023 – Sent notice of board hearing to property owner and informed property owner's care-taker of 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 August 2, 2023.

ATTACHMENTS:

1. 20230802_23-001034_2874_2858 Pine St 20230802_23-001034_2874_2858 Pine St.pdf

CASE #23-001034 / 23-002568

2874 / 2858 Pine 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** – Shows Special Warranty Deed naming **Albert Burl Pittman** as owner

- **TAYLOR COUNTY** – Shows **Albert Burl Pittman Life Est c/o Reggie Pittman 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 Apr 25, 2023

- Search reveals **Albert Burl Pittman** to be the owner.

Public Notice

Public Notice

Front East Side

Rear West Side

North Side

South Side

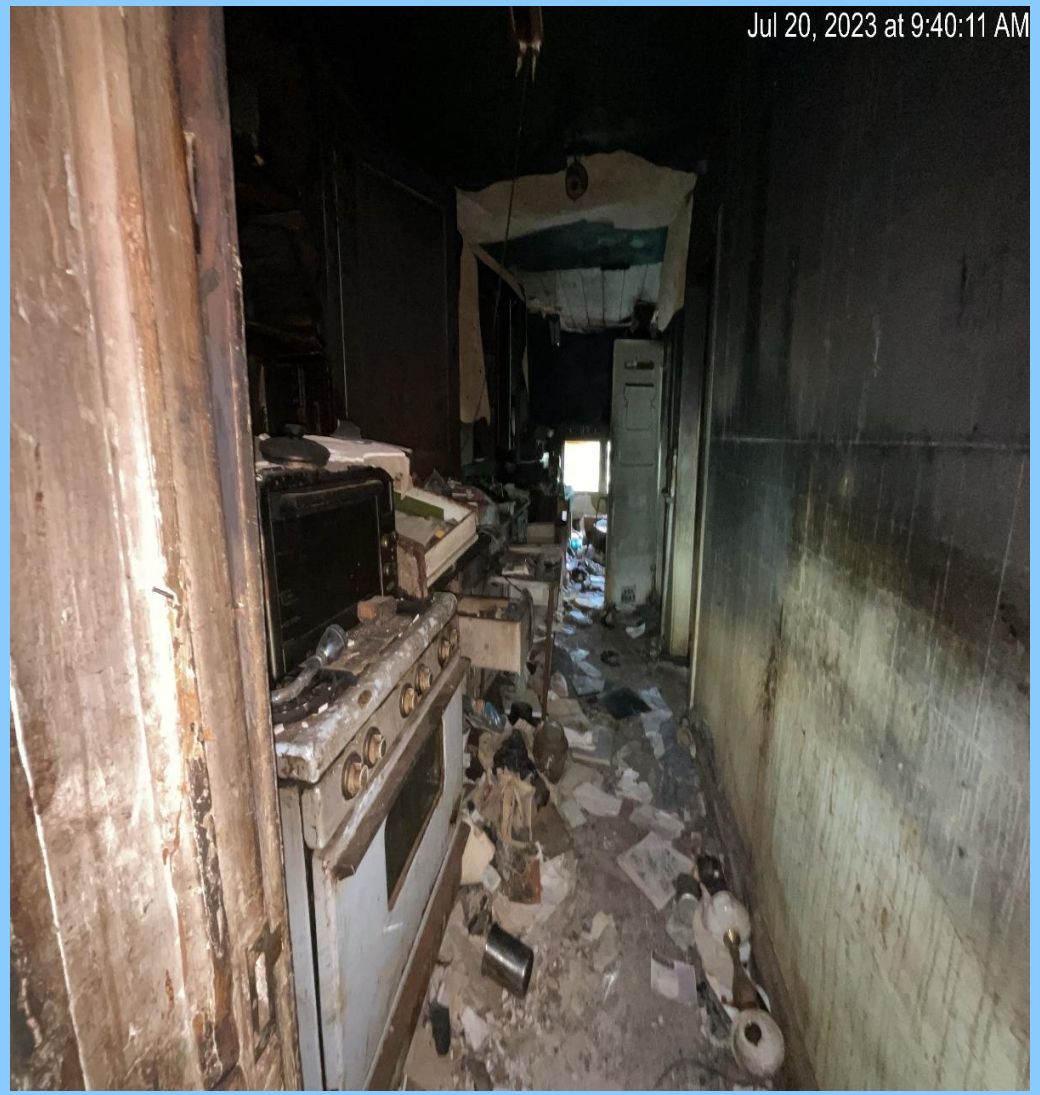
Rear South Side

Substandard Code Violations

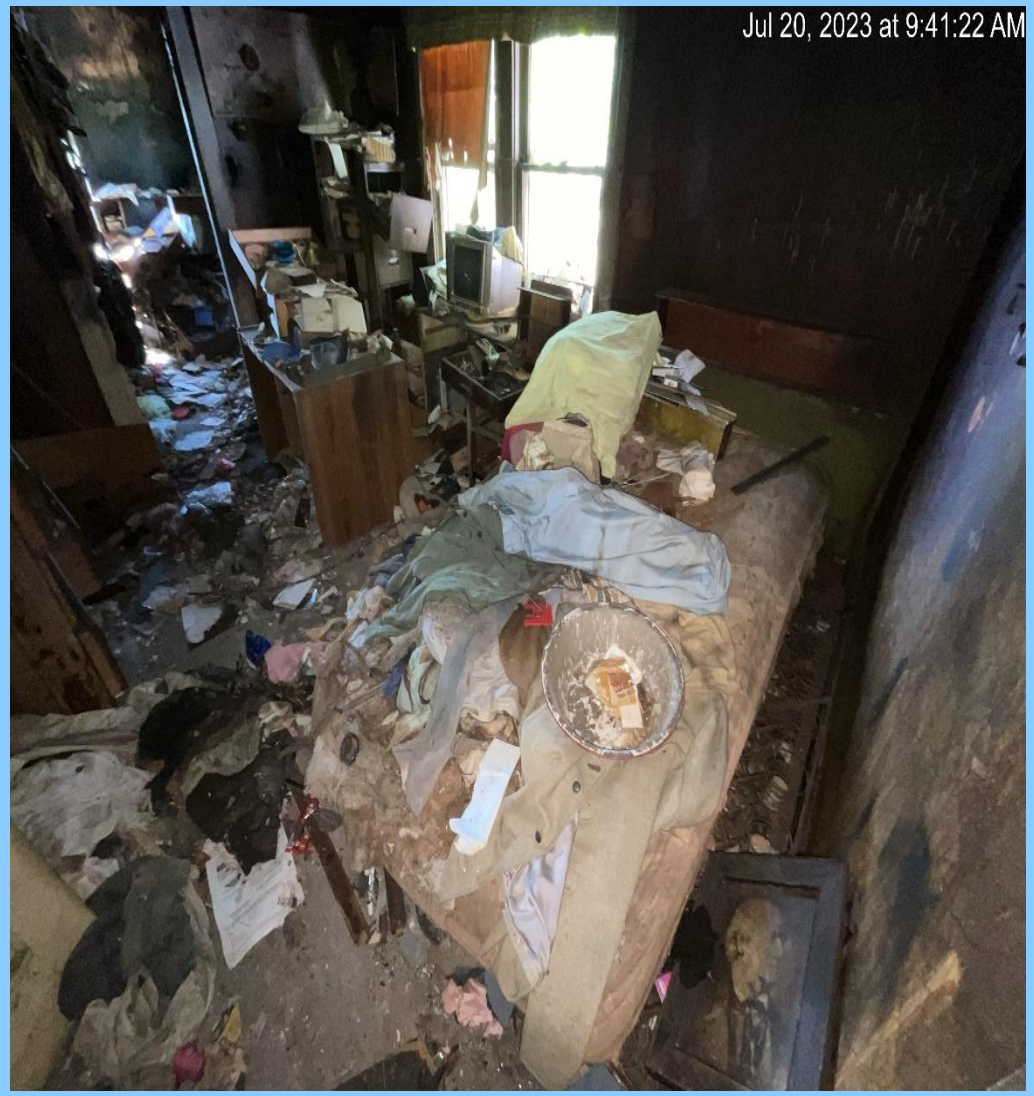
PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15 THE FOLLOWING CONDITIONS EXIST:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous 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)

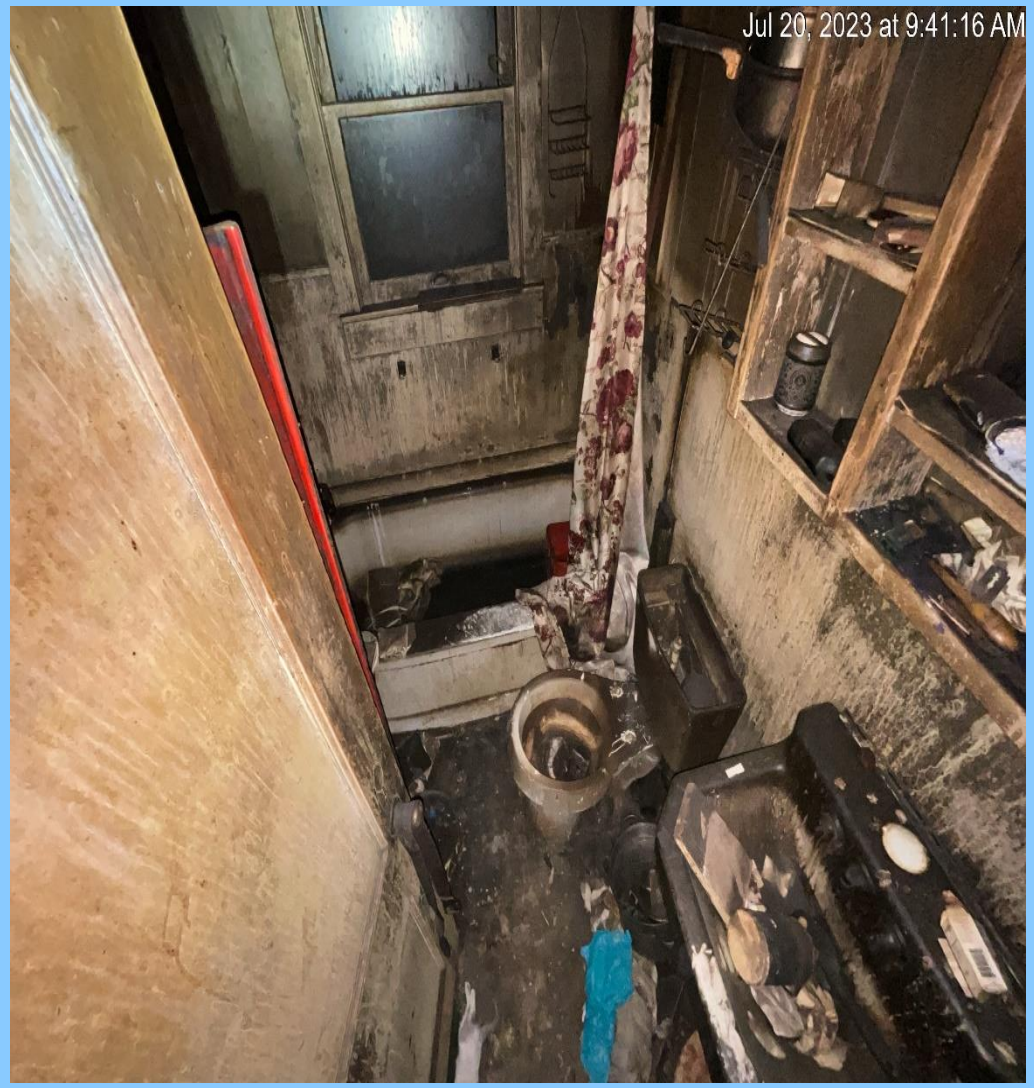
Inadequate Sanitation



Inadequate Sanitation

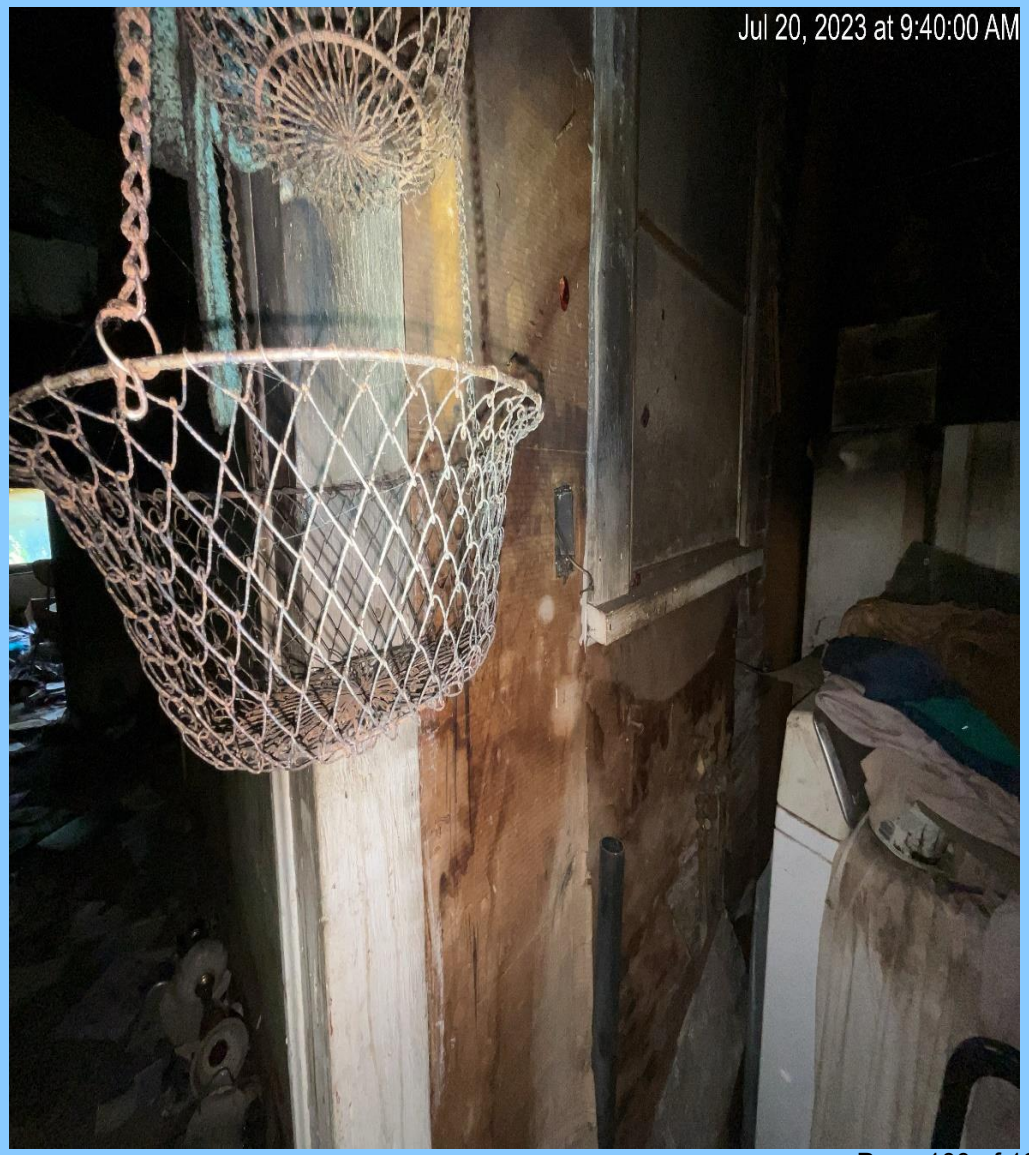


Inadequate Sanitation/Plumbing



Structural Hazards

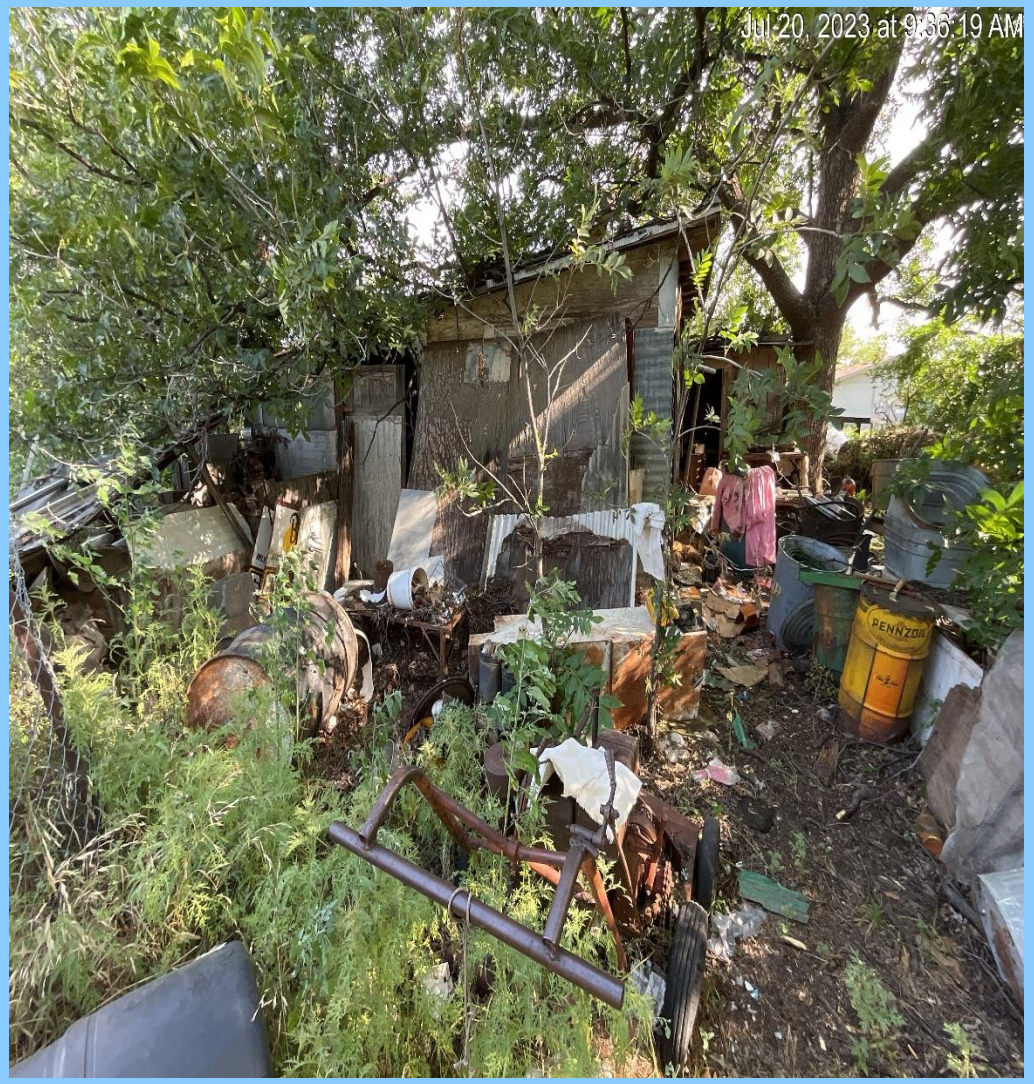
Electrical Hazards



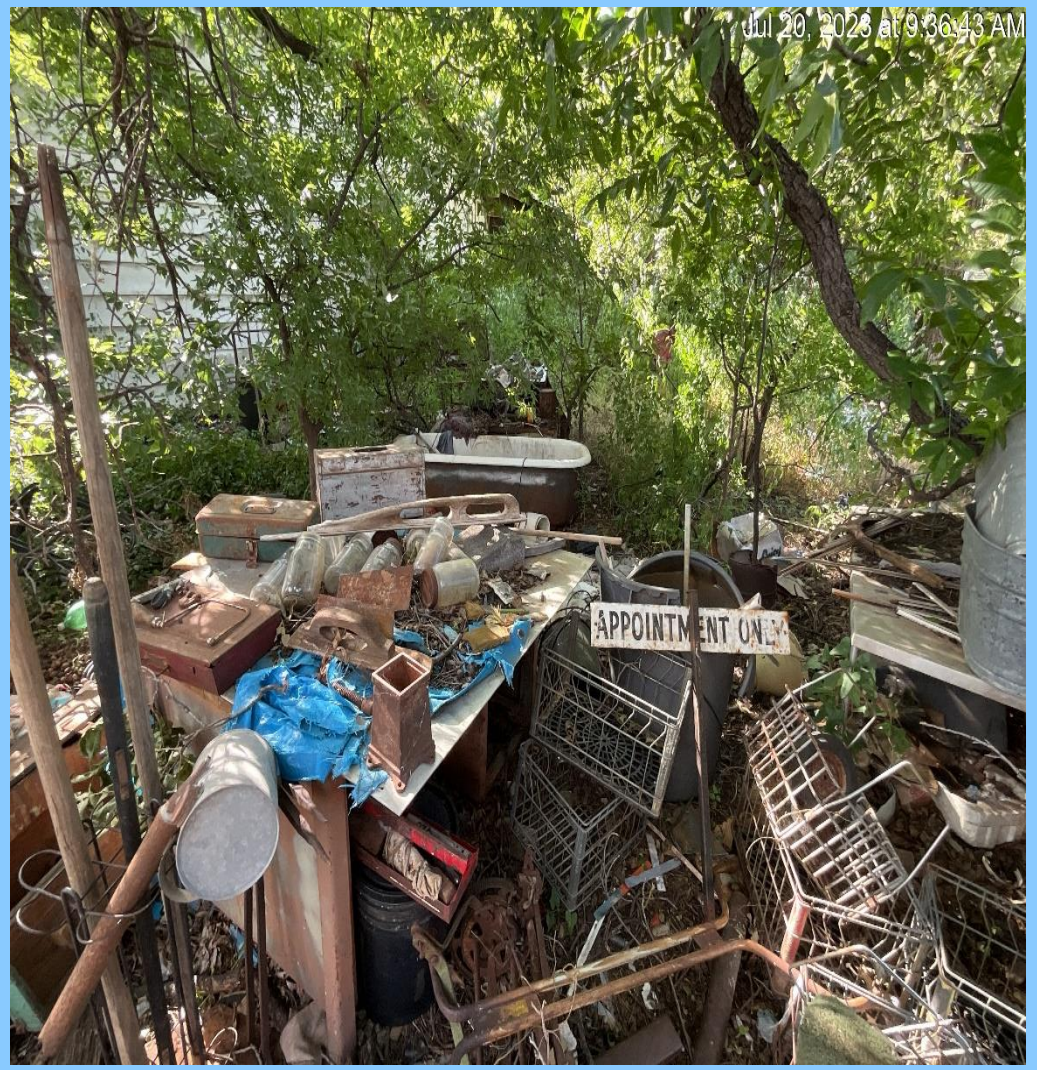
Mechanical Hazards

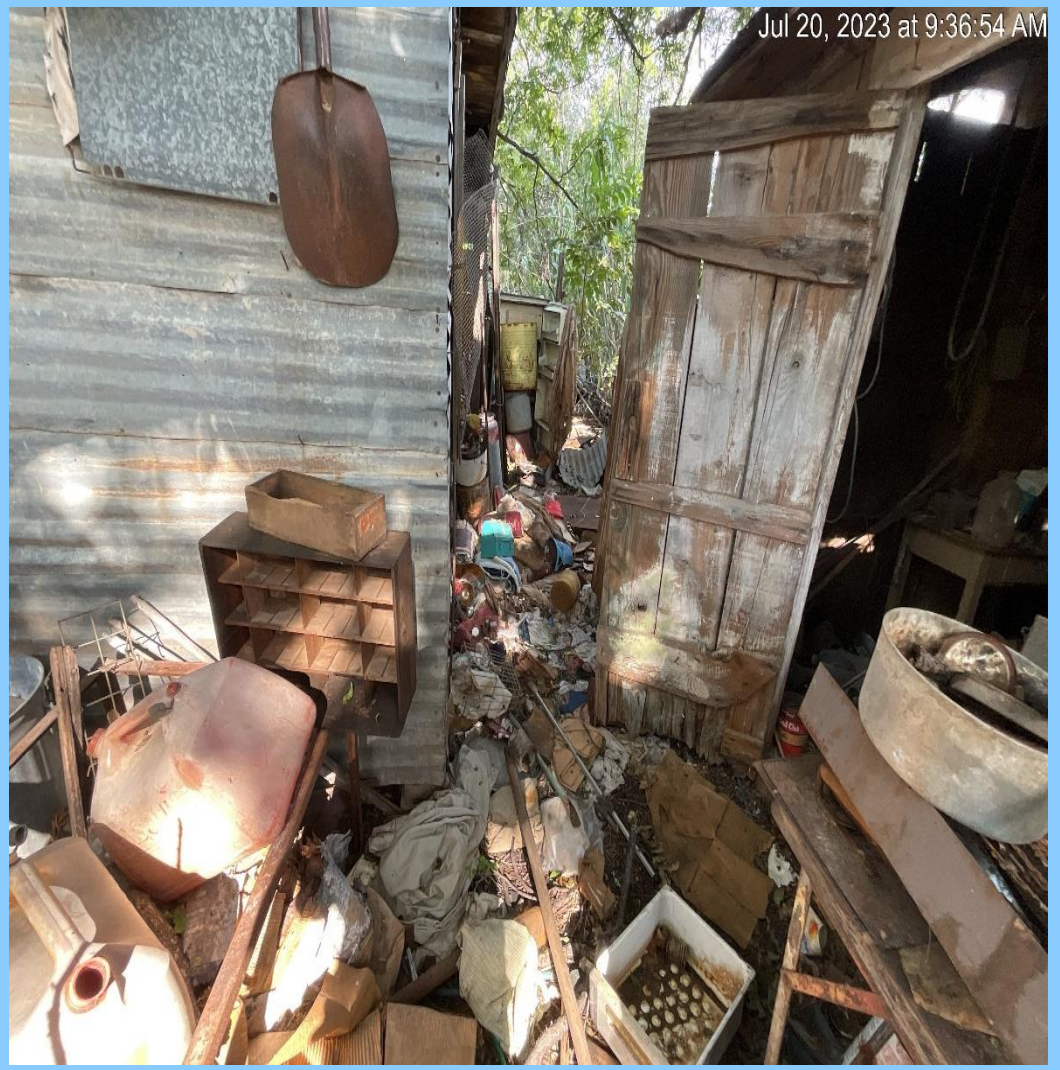
Faulty Weather Protection

Nuisance

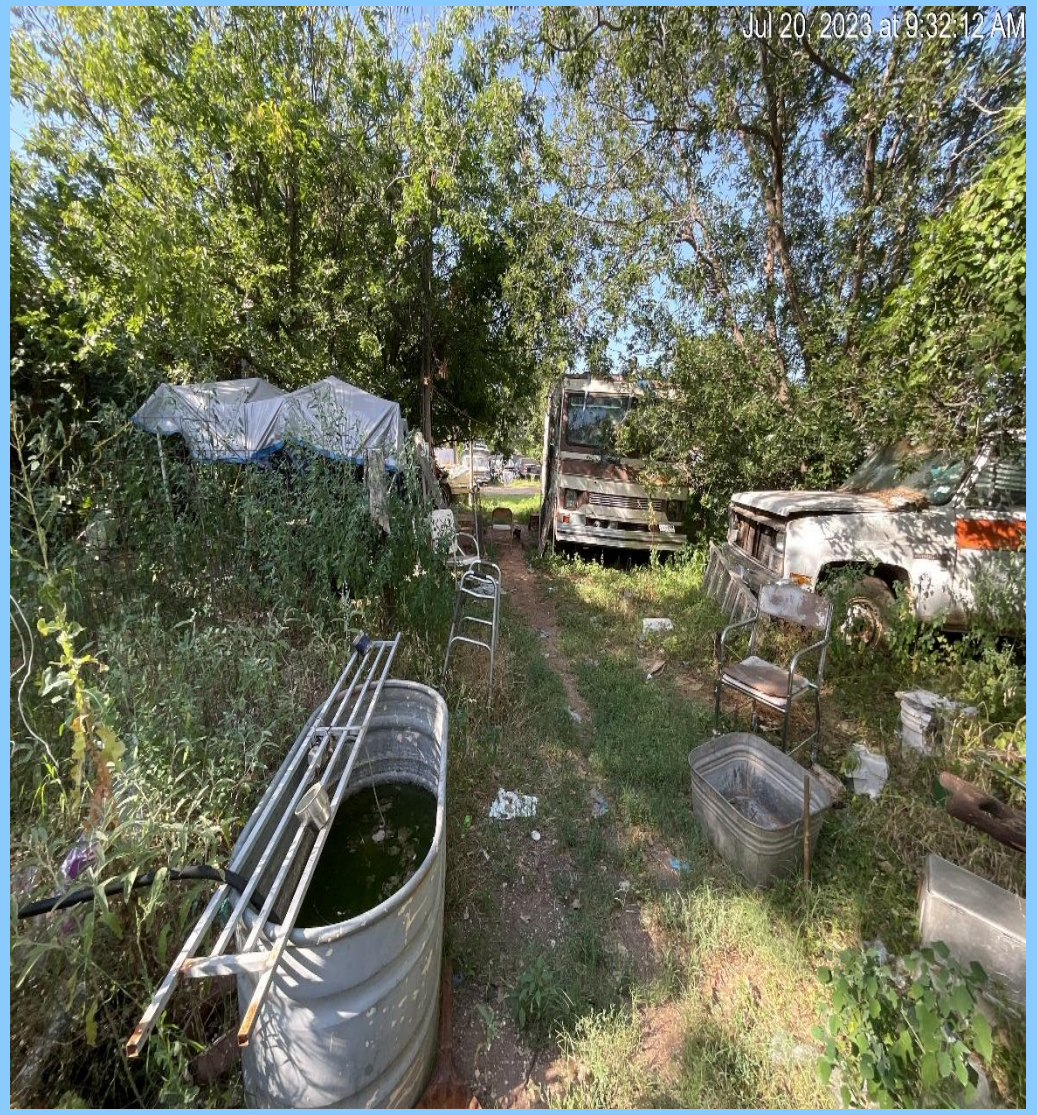


Unsanitary Conditions





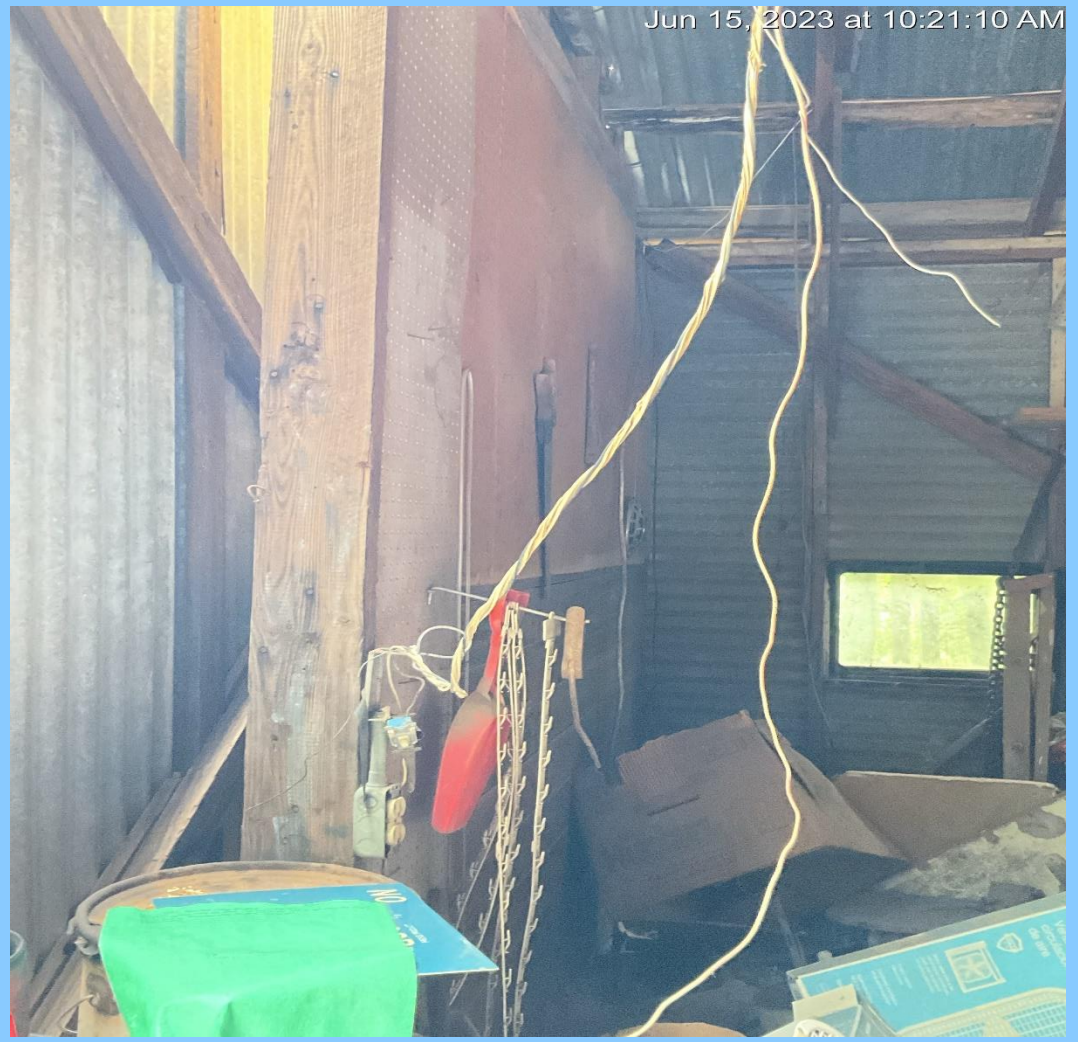
Nuisance



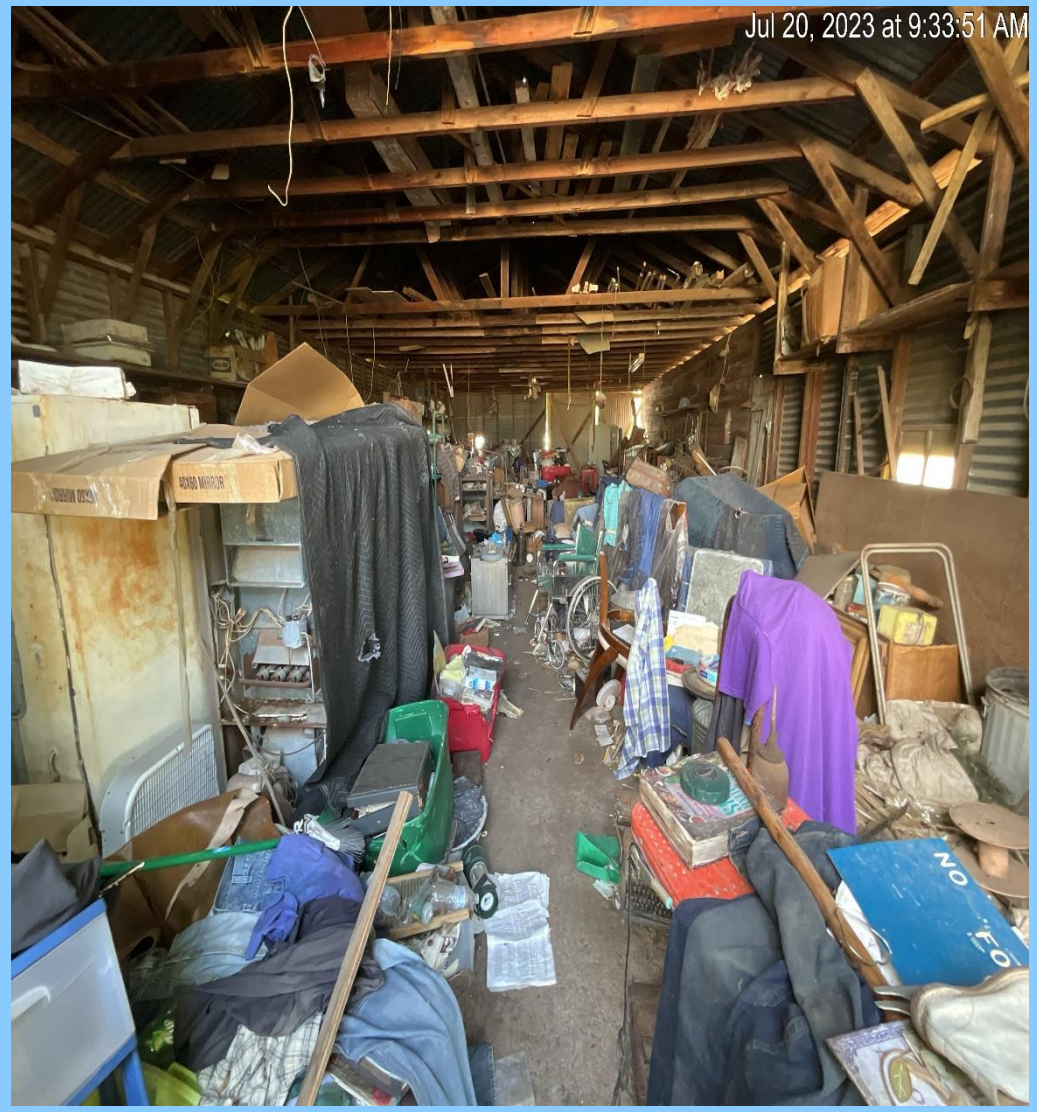
Secondary Structure (2858 Pine St)

Secondary Structure (2858 Pine St)

Secondary Structure (2858 Pine St)



Secondary Structure (2858 Pine St)



Timeline of Events

- **April 11, 2023 –** Structure fire occurred. Total fire damage estimated to be $50K.
- **April 18, 2023** – Inspected property. Found major fire damage. Found people living in RV's, another individual sleeping in a car, junk, debris, and hazardous electrical while inspecting this property and adjacent connected property. Posted notice of condemnation on burned structure and fence.
- **April 19, 2023** – Affidavit of condemnation recorded at county clerk.
- **April 25, 2023** – Notice of condemnation and 30-60 plan sent to property owner.
- **June 8, 2023** – Met with property owner and his friend/caretaker. He understands the fire damaged structure needs to be demolished and with that structure being demolished all of the dilapidated accessory structures will be demolished as well.
- Property owner is attempting to live in metal secondary structure in extremely unsanitary conditions, and without any utilities. He was made aware he cannot continue to live in this structure.
- **June 20, 2023** - Recorded an additional affidavit of condemnation at the county clerk that includes both the residential primary structure on lot (2874) as well as an accessory commercial structure (2858) that is also on this lot. Posted additional condemnation sign on the secondary structure.
- **June 23, 2023** – City contracted to mow and clear brush that was completely obscuring residence.
- **July 10, 2023** – Posted notice of board hearing on both condemned structures.
- **July 12, 2023** – Sent notice of board hearing to property owner and informed property owner's care-taker of 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 2874 / 2858 Pine St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:8/2/2023

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001166: 2817 Simmons Ave. (NORTH PARK ADDN, BLOCK 16, LOT N72 1/2 S145 W150 LT 2, TAYLOR COUNTY, TEXAS), Owner: Hickson, Bryan Douglas & Georgia**

GENERAL INFORMATION

Owner: Hickson, Bryan Douglas & Georgia
Sq Ft: 720
Structural: Poor
Foundation: Poor
Value: $13,597
Total Value: $16,335
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

November 5, 2021 – Case opened for vacant, unsecured, dilapidated structure. Sent notice to owner.
January 6, 2022 – No contact from owner. Property secured by city.
June 1, 2022 – Discovered property sold. Sent notice of dilapidated structure to new owner.
November 1, 2022 – Sent certified notice of violation to property owner.
April 25, 2023 – No change to condition of property and no contact from owner. Recorded affidavit of condemnation at county clerk.
April 28, 2023 – Sent notice of condemnation and 30-60 plan to property owner.
July 10, 2023 – Posted notice of board hearing on structure.
July 12, 2023 – Sent notice of board hearing to property owner.
July 21, 2023 – Inspected interior of property. No change since initial interior inspection. No contact from 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 August 2, 2023.

ATTACHMENTS:

1.	20230802_23-001166_2817 Simmons Ave	20230802_23-001166_2817 Simmons Ave.pptx

CASE #23-001166

2817 Simmons Ave.

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** – Shows Warranty Deed naming **Bryan Douglas Hickson and Georgia Hickson** as owner

- **TAYLOR COUNTY** – Shows **Bryan Douglas Hickson and Georgia Hickson** to be the owner.

- **SECRETARY OF STATE** – Shows no entity under this name.

- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since April 21, 2021

- Search reveals **Bryan Douglas Hickson and Georgia Hickson** to be the owners.

Public Notice

Front West Side

Rear East Side

North Side

South Side

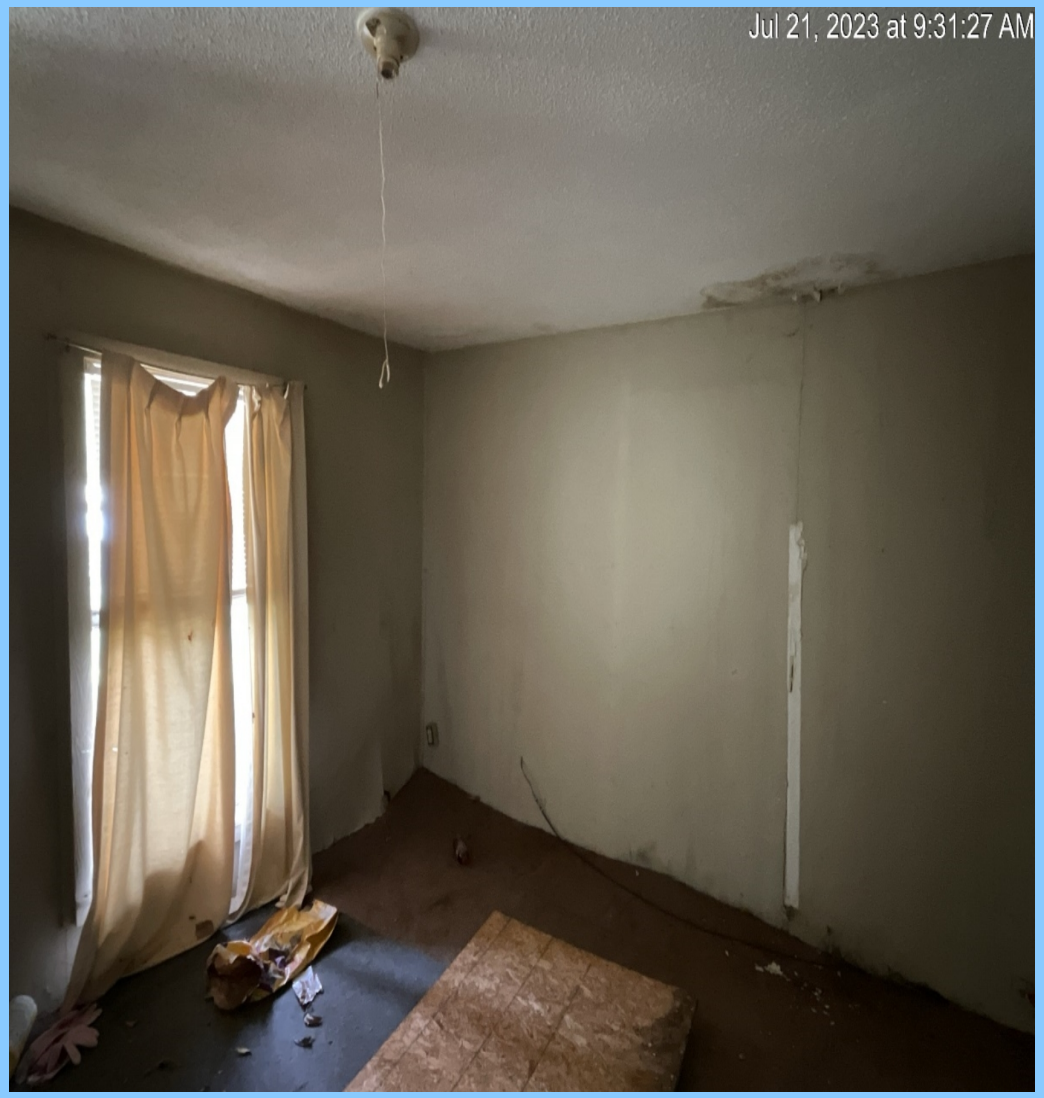
Substandard Code Violations

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

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

Exterior Dilapidation

Structural Hazards



Structural Hazards/Interior Dilapidation

Structural Hazards

Structural Hazards

Inadequate Sanitation/Plumbing

Electrical Hazards

Mechanical Issues

Faulty Weatherization

Timeline of Events

- **November 5, 2021 –** Case opened for vacant, unsecured, dilapidated structure. Sent notice to owner.
- **January 6, 2022** – No contact from owner. Property secured by city.
- **June 1, 2022** – Discovered property sold. Sent notice of dilapidated structure to new owner.
- **November 1, 2022** – Sent certified notice of violation to property owner.
- **April 25, 2023** – No change to condition of property and no contact from owner. Recorded affidavit of condemnation at county clerk.
- **April 28, 2023** – Sent notice of condemnation and 30-60 plan to property owner.
- **July 10, 2023** – Posted notice of board hearing on structure.
- **July 12, 2023** – Sent notice of board hearing to property owner.
- **July 21, 2023** – Inspected interior of property. No change since initial interior inspection. No contact from 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 2817 Simmons St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:8/2/2023

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001273: 2325 Palm St. (MAC BOWYER REP OF BOWYER ADDN, BLOCK 8, LOT 7, TAYLOR COUNTY, TEXAS), Owner: Fiedler, Donna Maude**

GENERAL INFORMATION

Owner: Fiedler, Donna Maude
Sq Ft: 938
Structural: Fair
Foundation: OK
Value: $29,580
Total Value: $29,580
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

May 8, 2022 – Structure fire occurred.
April 28, 2023 – Inspected property, found substantial fire damage. Affidavit of condemnation filed, placard posted, condemnation notices sent.
July 10, 2023 – Posted notice of hearing on structure.
July 12, 2023 – Sent notice of hearing to address of record for owner and to lienholder.
July 17, 2023 – Spoke to lienholder. Said $16K was owed on house. Bank was not planning foreclosure. Bank did not have interest in doing anything with the property due to its condition.
July 17, 2023 – Spoke to heir (son), he acknowledged he is receiving notices concerning the property and said he was not able to have anything to do with the property.
July 21, 2023 – Spoke to potential buyer for property that wants to rehab it. That buyer has since been in contact with property heir.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on August 2, 2023.

ATTACHMENTS:

1. 20230802_23-001273_2325 Palm St 20230802_23-001273_2325 Palm St.pptx

CASE #23-001273

2325 Palm 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** – Show **Donna Maude Fiedler** to be the owner.
- **TAYLOR COUNTY** – Shows **Donna Maude Fiedler** 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 2022**
- Search reveals **Donna Maude Fiedler** to be the owner.

Public Notice

Front West Side

Rear East Side

North Side

South Side

Substandard Code Violations

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

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

Exterior Dilapidation / Faulty Weather Protection

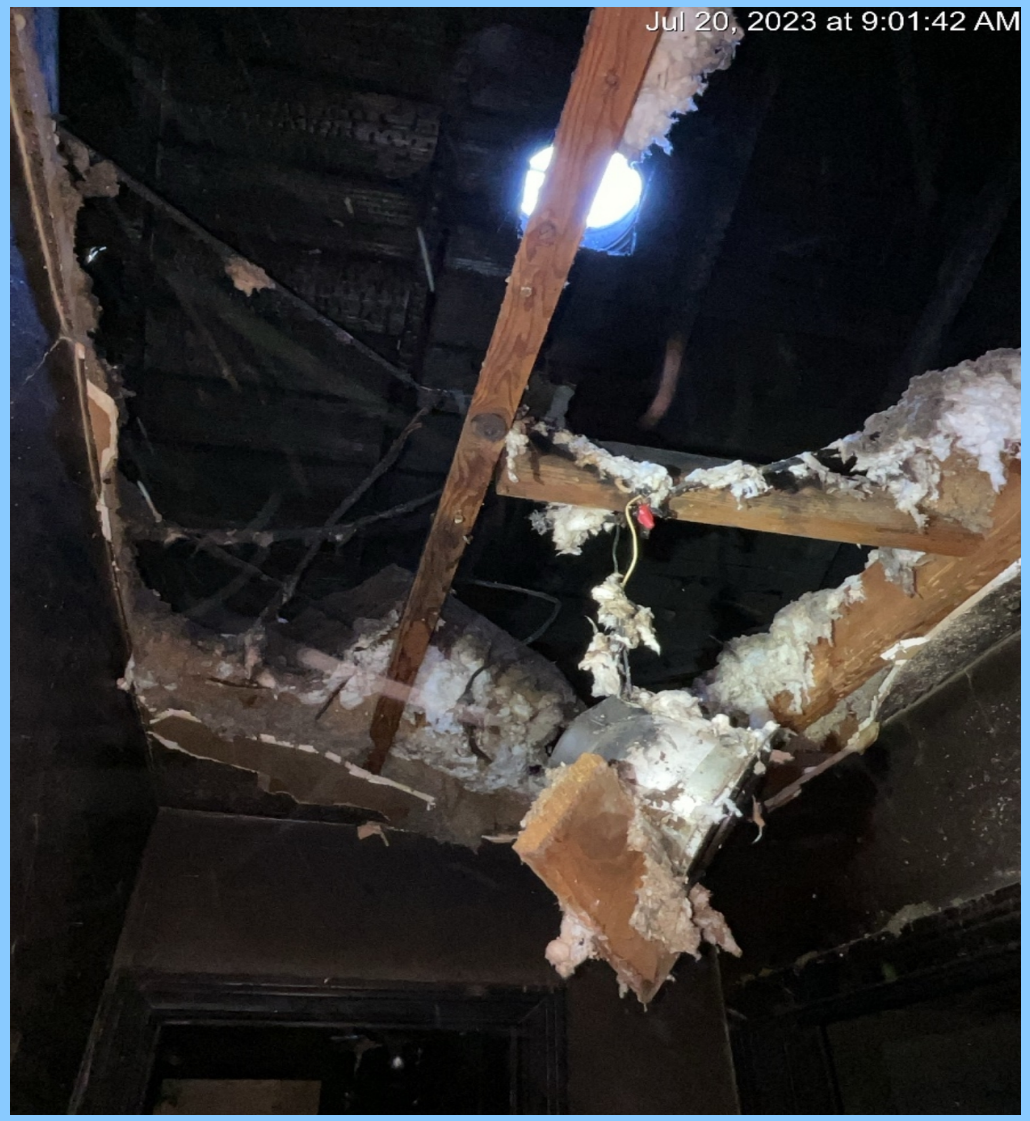
Inadequate Sanitation

Inadequate Sanitation

Structural Hazards

Structural Hazards

Electrical Hazards



Timeline of Events

- **May 8, 2022 –** Structure fire occurred.
- **April 28, 2023 –** Inspected property, found substantial fire damage. Affidavit of condemnation filed, placard posted, condemnation notices sent.
- **July 10, 2023** – Posted notice of hearing on structure.
- **July 12, 2023** – Sent notice of hearing to address of record for owner and to lienholder.
- **July 17, 2023** – Spoke to lienholder. Said $16K was owed on house. Bank was not planning foreclosure. Bank did not have interest in doing anything with the property due to its condition.
- **July 17, 2023** – Spoke to heir (son), he acknowledged he is receiving notices concerning the property and said he was not able to have anything to do with the property.
- **July 21, 2023** – Spoke to potential buyer for property that wants to rehab it. That buyer has since been in contact with property heir.

Staff Recommendation:

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

- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS

- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS

End of 2325 Palm St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:8/2/2023

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001274: 1042 Clinton St. (LAKESIDE ADDN, BLOCK 7, LOT 1-2, TAYLOR COUNTY, TEXAS), Owner: Serrano, Patricia**

GENERAL INFORMATION

Owner: Serrano, Patricia
Sq Ft: 1,228
Structural: Poor
Foundation: Poor
Value: $40,939
Total Value: $44,908
Delinquent Tax: $1,720.59

SPECIAL CONSIDERATIONS

July 21, 2022 – Case opened for dilapidated structure. Met with structure occupants, family of property owner, and explained that the house has now deteriorated to the point where it must start getting repairs. During this inspection a small child was observed to be staying at this property. In addition, it was noticed that there are a lot of children toys scattered around the outside of the house.
July 22, 2022 – Sent first notice to property owner for dilapidated structure.
August 1, 2022 – Sent notice of violation by certified mail with list of help resources to structure occupant and property owner.
August 12, 2022 – Sent notice of violation with a list of possible help resources to occupant and owner of property.
August 30, 2022 – Issued citation for failure to make a repair plan or complete any repairs.
March 8, 2023 – Performed exterior inspection of property. Found various hazardous conditions. Observed children's toys around exterior of house. Met with occupant of house and

expressed that I didn't feel the house was livable and they should not allow children to be at the property until the house is repaired.
April 13, 2023 – Contacted property owner, explained my concerns for the occupants. Requested the city be able to perform an interior inspection of the structure.
April 14, 2023 – Performed a complete interior and exterior inspection of the property. Additional hazards were found. A minor was present at the property during this inspection. At the conclusion of the inspection we met with the property owner to explain what we found. We let her know we were concerned for the health and safety of the occupants. The owner let us know it would be possible to relocate occupants to stay with her if that is what had to happen. Met with the Building Official to explain what we found. We gave the property owner a 10-day deadline to relocate occupants out of the house.
May 1, 2023 – Property was condemned. Affidavit of condemnation recorded at county clerk.
May 2, 2023 – Verified with property owner that all occupants were relocated to another home.
May 12, 2023 – Utilities turned off by City.
June 7, 2023 – Contacted owner to check if there is any progress on repair plans or if she is considering demolition to clear the lot for a modular home as she expressed interest in doing. No indication received that there is any plan in place.
July 10, 2023 – Posted notice of hearing on structure.
July 12, 2023 – 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 August 2, 2023.

ATTACHMENTS:

1. 20230802_23-001274_1042 Clinton St 20230802_23-001274_1042 Clinton St.pptx

CASE #23-001274

1042 Clinton 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** – Shows Special Warranty Deed w/Vendor's Lien naming **Patricia Serrano** as owner

- **TAYLOR COUNTY** – Shows **Patricia Serrano** 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 2023

- Search reveals **Patricia Serrano** to be the owner.

Public Notice

Front East Side

Rear West Side

North Side

South Side

Substandard Code Violations

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

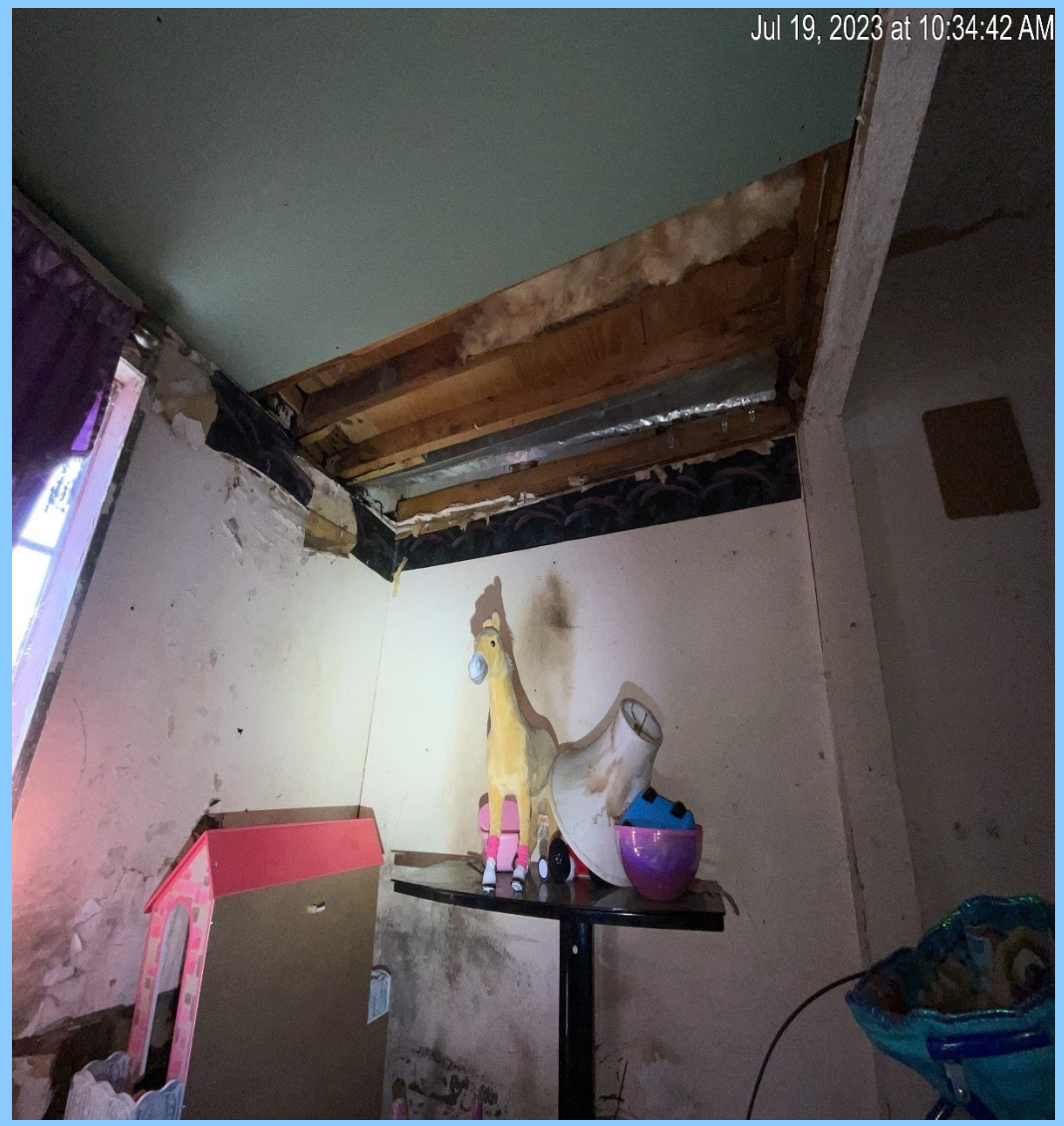
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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

Exterior Dilapidation

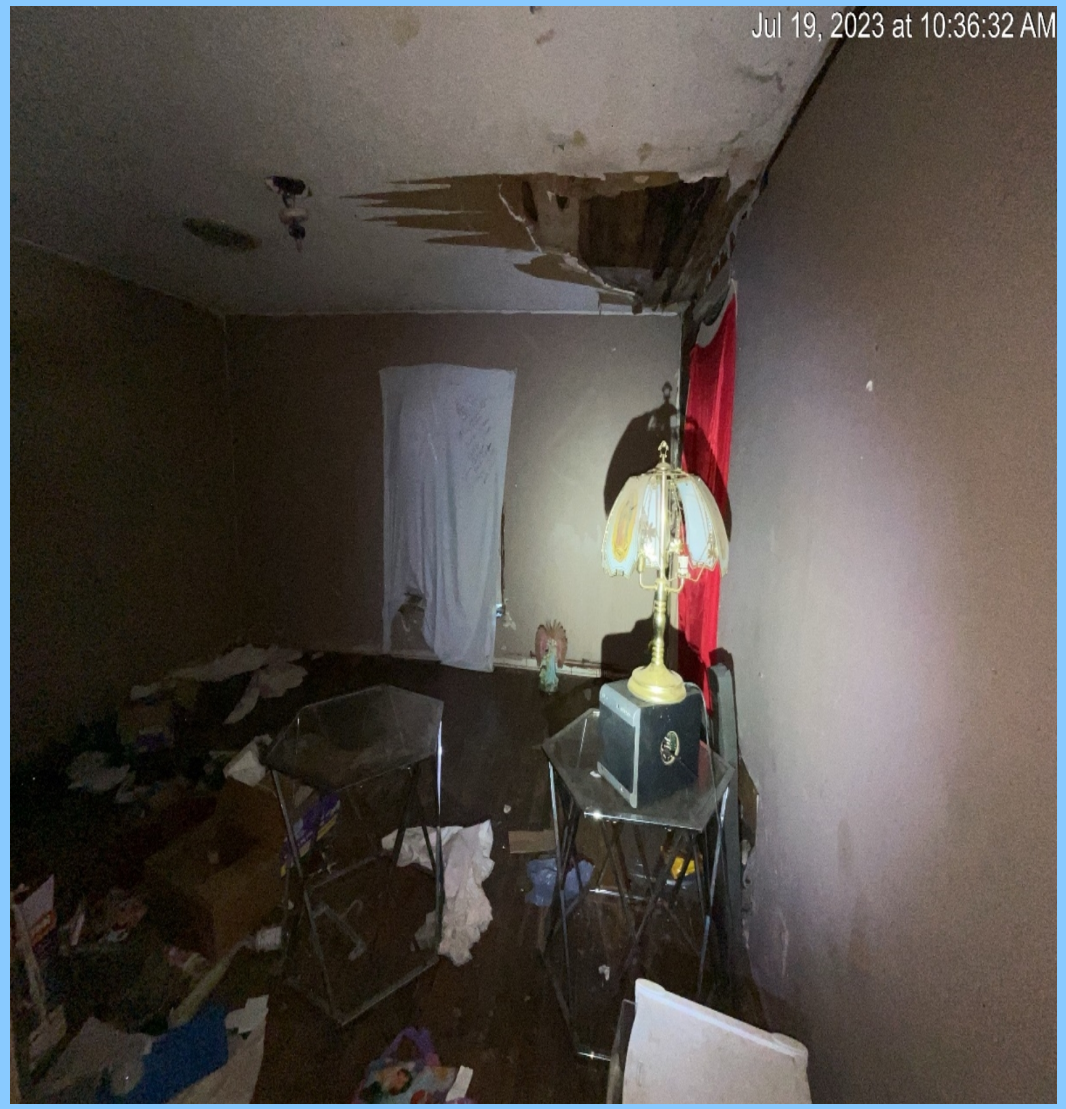
Exterior Dilapidation

Exterior Dilapidation

Interior Dilapidation



Interior Dilapidation



Interior Dilapidation

Inadequate Plumbing/Sanitation

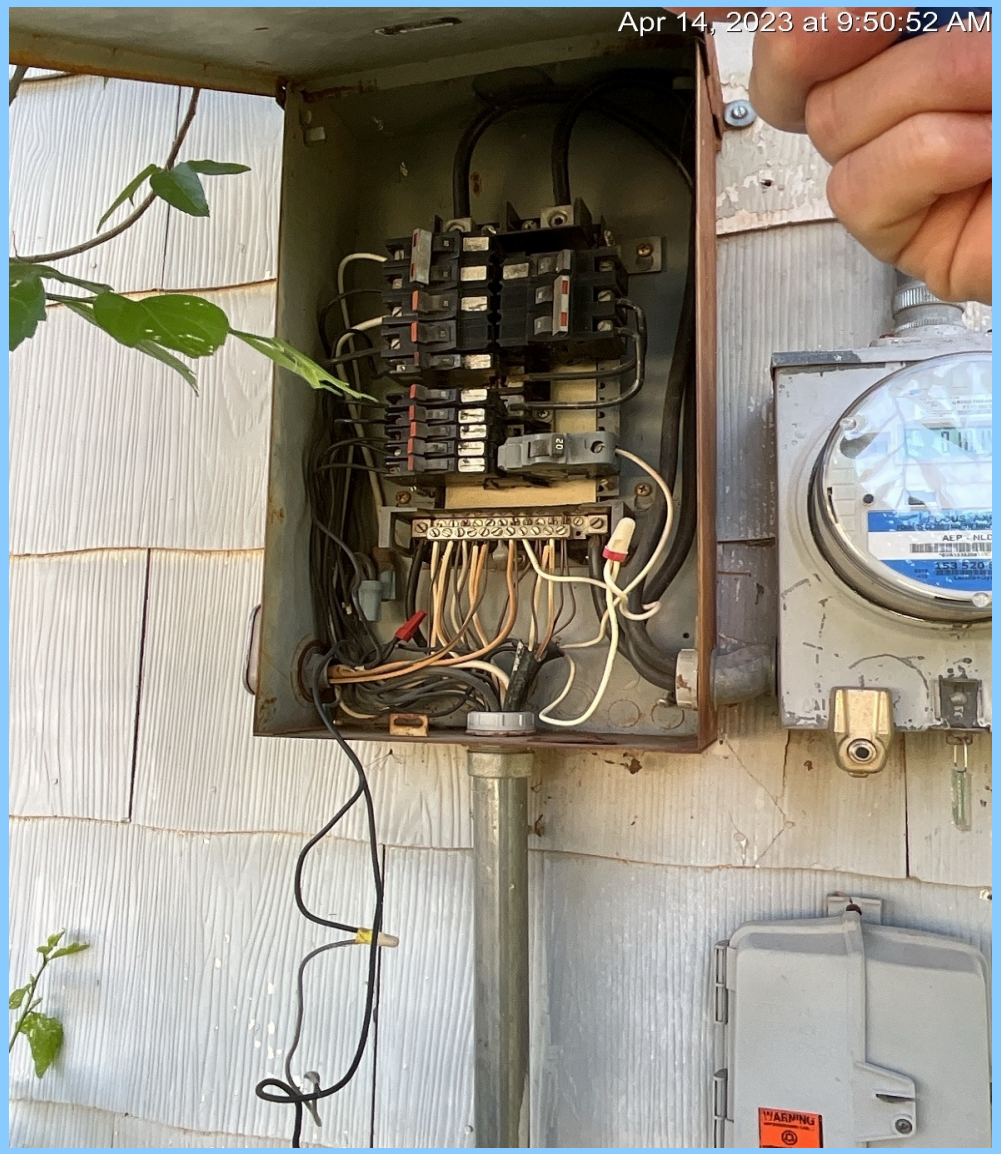
Inadequate Sanitation

Inadequate Sanitation

Structural Hazards

Structural Hazards

Electrical Hazards



Mechanical Hazards

Faulty Weather Protection

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End of 1042 Clinton St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:8/2/2023

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: