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 November 1, 2023 at 8:30 a.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

A. Public Hearing and Possible Approval of October 2023 Board of Building Standards Meeting Minutes.

PUBLIC HEARINGS:

STATEMENT OF POLICY

In all cases, except where specifically stated otherwise, buildings must be secured and the lot clean and mowed by the owner within ten (10) days of receipt of notice of results of this hearing. If this is not done, the City may do so and bill the owner. In any case where the Board orders the owner to demolish a structure or structures, but the owner fails to demolish or appeal the Board's order, the City may demolish. Any appeal must be filed in district court within 30 calendar days after the aggrieved party receives notice of the Board's decision. At the hearing, you should be prepared to present the following information:

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

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

AGENDA ITEMS

A. Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-000806: 2116 Sears Blvd (SEARS PARK, BLOCK 32, LOT 15, TAYLOR COUNTY, TEXAS), Owner: Meza, Christopher & Gonzales, Alexander

B. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001921: 3042 Pine St. (NORTH PARK ADDN, BLOCK 24, LOT N82.5 S329.25 E390, ACRES .74, TAYLOR COUNTY, TEXAS), Owner: Ramirez, Raul S.

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

D. 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

E. 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: Fielder, Donna Maude

F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001800: 717 Clinton St. (HEYCK, BLOCK 1, LOT N40 OF LT A (LEWIS S/D OF LOTS 11-13 BLK 1), TAYLOR COUNTY, TEXAS), Owner: Gutierrez, Jesus J.

G. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001915: 1765 Oak St. (WESTWAY PARK, BLOCK 1, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Soliz, Melanie M.

H. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001916: 1233 Kirkwood St. (ARTHEL HENSON OUTLOT 33, BLOCK 3, LOT 19, TAYLOR COUNTY, TEXAS), Owner: Bonner, Roger Lee

I. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-004017: 1858 Sycamore St. (BELMONT ADDN, BLOCK 15, LOT 8 & S3 OF 7, TAYLOR COUNTY, TEXAS), Owner: Legacy Dwelling, 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. 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 October, 2023, at 1:15 p.m.

_____

Kaitlin Richardson, Deputy City Secretary

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/1/2023

TO:

FROM:

SUBJECT: **Public Hearing and Possible Approval of October 2023 Board of Building Standards Meeting Minutes.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Oct 4, 2023 Minutes Oct 4, 2023 Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
October 4, 2023 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL

Members Present: Mr. David Beard, Chairman
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. Sam Hatton (3201 N. 3rd)
Ms. Amanda Rodriguez (2017 N. 18th)
Mr. Bill Enriquez (302 N. Mockingbird)
Mr. Gary Huddleston (909 Kirkwood)
Mr. Albert Pittman (2858 Pine)
Mr. Efren Villalobos (302 N. Mockingbird)
Ms. Maxine Champion (1449 Park)
Mr. Duane Allsup (1449 Park)
Mr. Samuel Garza (3201 N 3rd)
Ms. Teresa Smith (2858 Pine)
Mr. Blake Champion (1449 Park)

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, September 6, 2023, were provided in advance to Board Members for review.
Mr. Turner made a motion to approve the September minutes as written.
The motion was seconded by Mr. Dugger, motion passed.

AYES: Mr. Wyatt, Mr. McNeil, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: Mr. Allred, Mr. McBrayer

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-003296: 302 N. Mockingbird Ln. (OAKWOOD ADDN SEC 3, BLOCK 19, LOT S1/2 LT 12), Owner: Abilene Apartments LLC

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

Findings -The property is a public nuisance in that it is a hazard to the public health, safety, and welfare. Repair of the structure would be unreasonable.

Order - The owner is ordered to demolish or appeal the order in district court within 30 days or the city may demolish.

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

Findings -The property is a public nuisance in that it is a hazard to the public health, safety, and welfare. Repair of the structure would be unreasonable.

Order - The owner is ordered to demolish or appeal the order in district court within 30 days or the city may demolish.

Public Hearing: Mr. Beard opened the public hearing. Multiple residents and/or business owners spoke to the negative affect the property was having on the neighborhood. They talked about the vagrants, unsightly conditions, and rodents affecting the neighborhood around the area. They also spoke about the safety concerns due to the close proximity of Abilene High School. The speakers requested a demolition decision by the board. Being that there were no other speakers, Mr. Beard closed the public hearing.

Mr. Dugger 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, 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

Mr. Dugger 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, 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), Owner: Abilene Apartments LLC

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

Findings -The property is a public nuisance in that it is a hazard to the public health, safety, and welfare. Repair of the structure would be unreasonable.

Order - The owner is ordered to demolish or appeal the order in district court within 30 days or the city may demolish.

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

Findings -The property is a public nuisance in that it is a hazard to the public health, safety, and welfare. Repair of the structure would be unreasonable.

Order - The owner is ordered to demolish or appeal the order in district court within 30 days or the city may demolish.

Public Hearing: Mr. Beard opened the public hearing. Multiple residents and/or business owners spoke to the negative affect the property was having on the neighborhood. They talked about the vagrants, unsightly conditions, and rodents affecting the neighborhood around the area. They also spoke about the safety concerns due to the close proximity of Abilene High School. The speakers requested a demolition decision by the board. Being that there were no other 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, 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

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, 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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-0001274: 1042 Clinton St. (LAKESIDE ADDN, BLOCK 7, LOT 1-2), Owner: Patricia Serrano

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

Findings -The property is a public nuisance in that it is a hazard to the public health, safety, and welfare. Repair of the structure would be unreasonable.

Order **-** The owner is ordered to demolish or appeal the order in district court within 30 days or the city may demolish.

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 8-557

Findings -The property is a public nuisance in that it is a hazard to the public health, safety, and welfare. 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.

Public Hearing: Mr. Beard opened the public hearing. Being that there are no other speakers, Mr. Beard closed the public hearing.

Mr. Turner 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, 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

Mr. Turner 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, 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# 23-001561: 2017 N 18th St. (Mitchell & Kirby, Lot 7), Owner: Lisa Rodriguez

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

Findings -The property is a public nuisance in that it is a hazard to the public health, safety, and welfare. Repair of the structure would be unreasonable.

Order - The owner is ordered to demolish or appeal the order in district court within 30 days or the city may demolish.

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

Findings -The property is a public nuisance in that it is a hazard to the public health, safety, and welfare. 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.

Public Hearing: Mr. Beard opened the public hearing. Ms. Rodriguez spoke about how she understands the home is in poor condition and it would cost too much to repair. She stated how her now deceased parents moved out because the property was in such poor condition. She said they are looking into demolition. Being that there were no other speakers, Mr. Beard closed the public hearing.

Mr. Dugger 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, was seconded by Mr. Turner, motion passed.

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

NAYS: None

ABSTAIN: None

Mr. Dugger 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 was seconded by Mr. Turner, 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# 23-001564: 909 Kirkwood St. (LAKESIDE ADDN, BLOCK 21, LOT 8-9), Owner: Gary and Margie Huddleston

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

Order owner to repair – 30 days to obtain all permits and provide a plan of action including a time frame 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.

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

Public Hearing: Mr. Beard opened the public hearing. Mr Huddleston stated that he lives and works out of town as a contractor and has not seen the property in some time. He said that he would be visiting the property after the hearing to decide if it would be worth repairing or just demolishing. Being that there are no other speakers, Mr. Beard closed the public hearing.

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

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-002568: 2858 Pine St. (NORTH PARK ADDN, BLOCK 18, LOT N105 OF S210 OF E210 LT2 & N70' X250 OF 2), Owner: Pittman Albert Burl Life Est % Reggie Pittman Etal

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

Findings -The property is a public nuisance in that it is a hazard to the public health, safety, and welfare. Repair of the structure would be unreasonable.

Order - The owner is ordered to demolish or appeal the order in district court within 30 days or the city may demolish.

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

Findings -The property is a public nuisance in that it is a hazard to the public health, safety, and welfare. 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.

Public Hearing: Mr. Beard opened the public hearing. Albert Pittman spoke about how he believed the structure was in good condition. He stated that he would get the lot cleaned up and make sure the structure was secure so he could keep it as a storage building for his personal belongings. Teresa Smith spoke about how she was helping Mr. Pittman with getting the lot and building in good standing. She stated she had limited funds and time but she was doing her best. Being that there were 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, 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

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 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 Appeal of Condemnation - Case# 23-004097: 1449 Park Ave.
(ARTHEL HENSON OUTLOT 33, BLOCK K, LOT N38.3 LT 16 & S12.89 LT 17),
Owner: Maxine Champion

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

The building or portion thereof is deemed substandard or dilapidated, and adjudged unfit for human occupancy, and is therefore condemned due to the following condition or conditions that exist to an extent that it is a hazard to the public health, safety and welfare, being faulty weather protection, hazardous electrical wiring, hazardous plumbing, inadequate sanitation, structural hazards, and nuisance conditions.

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

Findings: The condemnation is not upheld**.**

Public Hearing: Mr. Beard opened the public hearing. Mr. Allsup who is the brother of the owner spoke about how he was a contractor and just getting involved with the property. He was going to get started with repairs to work towards a resolution. He stated that All Star Plumbing was coming to repair the plumbing that week. He was also going to start with getting the interior of the home cleaned out. He requested time to get things going so she could either sell it or get it repaired. Blake Champion who is the son of the owner questioned the present violations and requested a more specific list. He stated he had personally repaired the plumbing in the bathroom. He stated that his mother did sign the search warrant but did not know what she was signing. Maxine Champion spoke about how she had made repairs that dispute what was shown in the photos. She also gave an explanation as to why the property was in the condition it was. Ms. Champion stated she had nowhere to live if the home was condemned and requested the opportunity to continued making repairs to the property. Being that there were no other speakers, Mr. Beard closed the public hearing.

Mr. Beard made a motion that the condemnation is not to be upheld, seconded by Mr. McNeil.
AYES: Mr. Wyatt, 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 10:30 a.m.

X

Approved, Chairman

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/1/2023

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-000806: 2116 Sears Blvd (SEARS PARK, BLOCK 32, LOT 15, TAYLOR COUNTY, TEXAS), Owner: Meza, Christopher & Gonzales, Alexander**

GENERAL INFORMATION

Owner: Meza, Christopher & Gonzales, Alexander
Sq Ft: 1,365
Structural: Poor
Foundation: Poor
Value: $55,375
Total Value: $56,698
Delinquent Tax: $353.76
City Liens: None

SPECIAL CONSIDERATIONS

March 30, 2022 – Property was condemned.
April 7, 2022 – Affidavit of condemnation filed at the County Clerk.
April 19, 2022 – Condemnation notice sent to property owner.
June 7, 2022 – Property sold.
June 10, 2022 – Initial notice of condemnation sent to new owner.
June 15, 2022 – Phone call with new owner. Explained 30/60, plan of action, and permit process.
September 22, 2022 – Met with contractor, brother of the property owner, explained requirements.
October 11, 2022 – Sent notice of November Board hearing to owner.
November 2, 2022 – **Board decision of 30-60.**

December 12, 2022 – Owner given extension to have plan of action to city staff by December 30, 2022.
December 14, 2022 – Notice of Board hearing sent to owners. Notice of hearing posted on structure.
December 30, 2022 – No active permit. Day of deadline to turn in plan of action.
January 4, 2023 – **Board issued order for demo.**
January 9, 2023 – Discovered an incomplete plan of action was delivered at the very end of the day of the deadline before holiday break. Code was not made aware this plan was delivered prior to Board hearing. It was determined that the case should be brought back before the Board since the property owner did attempt to meet his deadline.
January 10, 2023 – Posted notice of February Board hearing on structure. Met with property owner and brother. Explained several times what was still required in their plan of action to be able to issue a permit and gave a deadline to turn in complete plan of action by the next hearing in February.
February 1, 2023 – Board hearing cancelled due to weather.
February 3, 2023 – Notice of March hearing posted on structure. Notice for March hearing sent to property owner.
February 7, 2023 - Completed plan of action delivered today.
February 8, 2023 – Plan of action was approved as long as Board rescinds demo order.
March 1, 2023 – **Board rescinded demo order per staff recommendation and ordered 30/60.** Decision letter sent to property owner.
March 8, 2023 – Repair permit was issued.
April 11, 2023 – Property owner called to request water service be released. I let him know we could only do a temporary release for testing while the property is condemned. I asked him to figure out the date range he needs water switched on for testing and let me know. Owner has not called to schedule temporary water release.
July 11, 2023 – Sent notice to owner that he is not in compliance with March 1st 30/60 Board order and that the deadline to get rough-in inspections per Board order was on May 7, 2023. Property owner did not respond to this notification.
September 27, 2023 – Property owner called because his permit is about to expire. He said he was in the hospital for 3 months due to his knee. No contact was ever made with the city to inform us of any delays. I let him know he needs to schedule rough-in inspections ASAP and asked him to schedule a day with us to go see his progress on the interior of the structure. He did not want to set up a day for the inspection while I had him on the phone. He agreed to call me in a few days to let me know a good day to do the inspection. He did not call to schedule an inspection. **October 2, 2023** – Inspected property. Owner was present and agreed to let us inside structure. There was no progress on repairs to the house. Detected foundation issues in multiple spots while walking across floors. It appears owner is utilizing the temporary power pole obtained with repair permit to supply electricity to a travel trailer and shed on the connected vacant lot.
October 9, 2023 – Notice of November Board hearing posted on structure. Received a phone call from the owner's brother (one of the contractors listed on the plan of action) to inquire about volunteer services to work on the house. No indication was received that the owner has a plan or the ability to bring the property out of condemnation.
October 23, 2023 – Expiration of permit.

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 November 1, 2023.

ATTACHMENTS:

1.	20231101_Slides Intro	20231101_Slides Intro.pptx
2.	20231101_22-000806_2116 Sears Blvd	20231101_22-000806_2116 Sears Blvd.pdf

BOARD OF BUILDING STANDARDS

November 1, 2023

CITY OF ABILENE TEXAS

PUBLIC NOTICE – November 1, 2023 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, November 1, 2023 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2116 Sears Blvd. Abilene, TX 79603, 3042 Pine St. Abilene, TX 79601, 934 Graham St. Abilene, TX 79603, 717 Clinton St. Abilene, TX 79603, 2817 Simmons Ave. Abilene, TX 79601, 1765 Oak St. Abilene, TX 79602, 1233 Kirkwood St. Abilene, TX 79603, 1858 Sycamore St. 79602, and 2325 Palm St. Abilene, TX 79602. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.

Case #22-000806

2116 Sears Blvd.

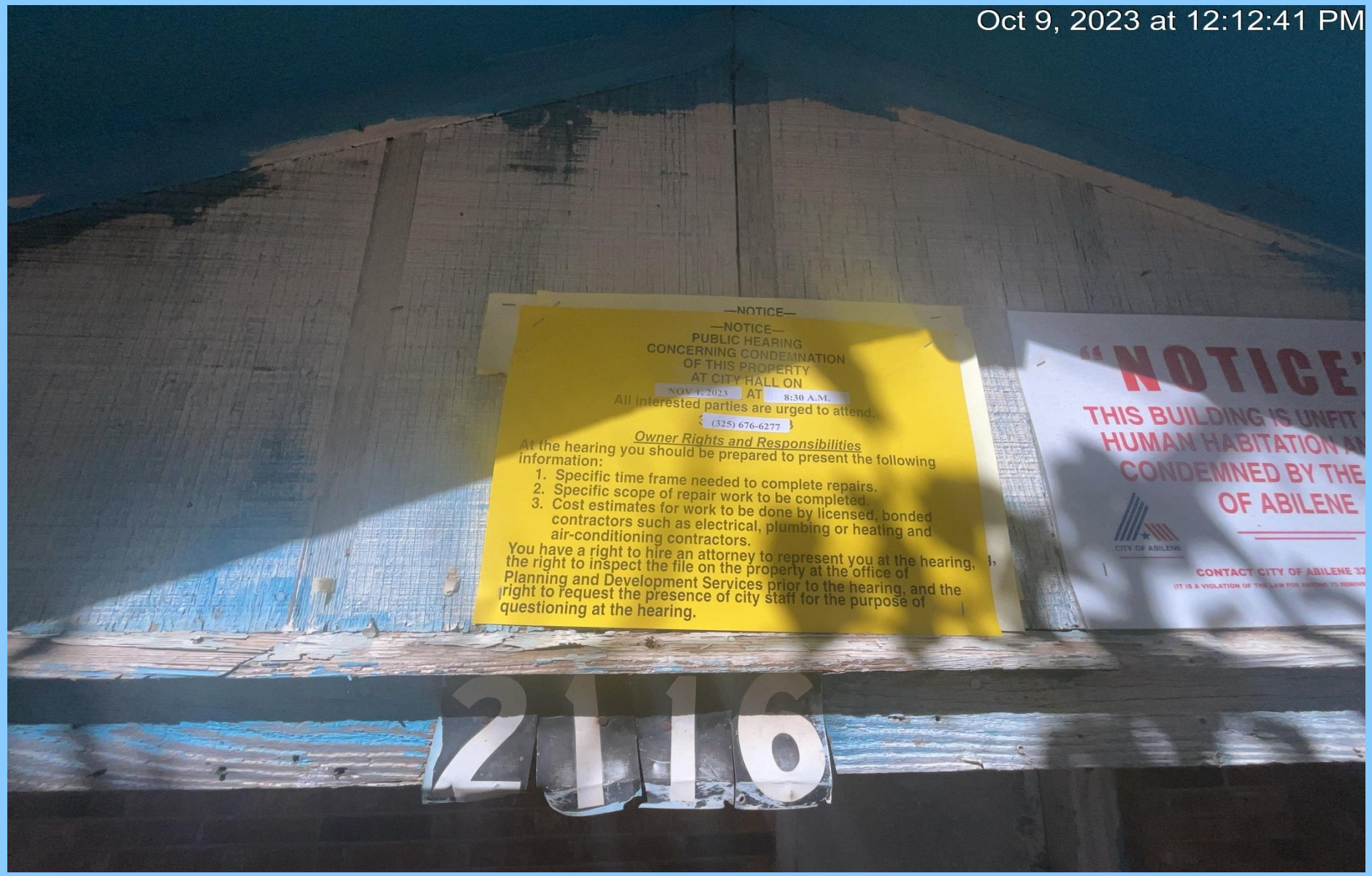
CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.

- **COUNTY RECORDS** – General Warranty Deed naming **Christopher R Meza and Alexander Gonzalez** as the owners.
- **TAYLOR COUNTY** – Shows **Christopher R Meza and Alexander Gonzalez** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **April 1, 2022**
- Search reveals **Christopher R Meza and Alexander Gonzalez** to be the owner.

Public Notice



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 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 / Faulty Weather Protection



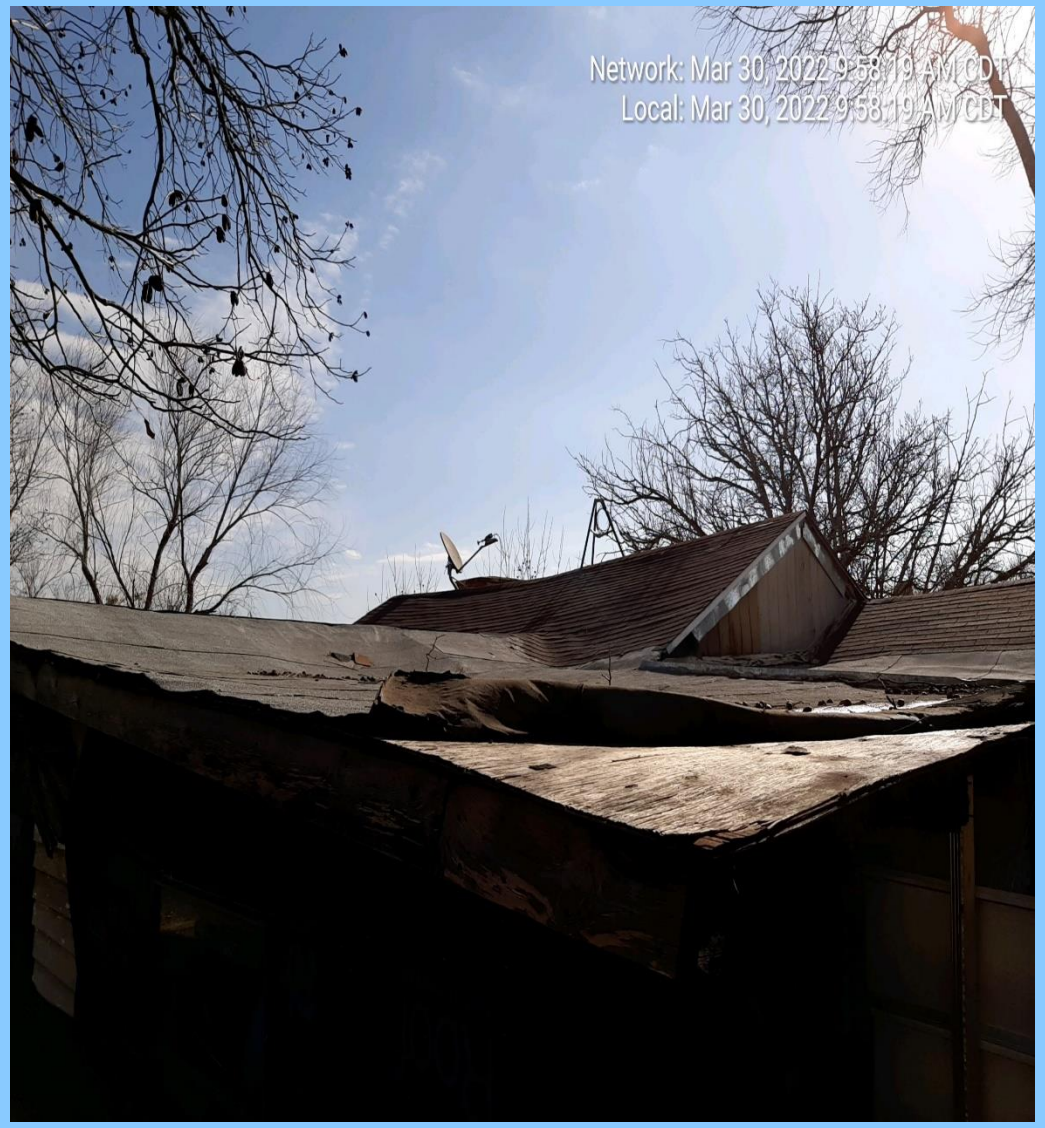


Incomplete Work





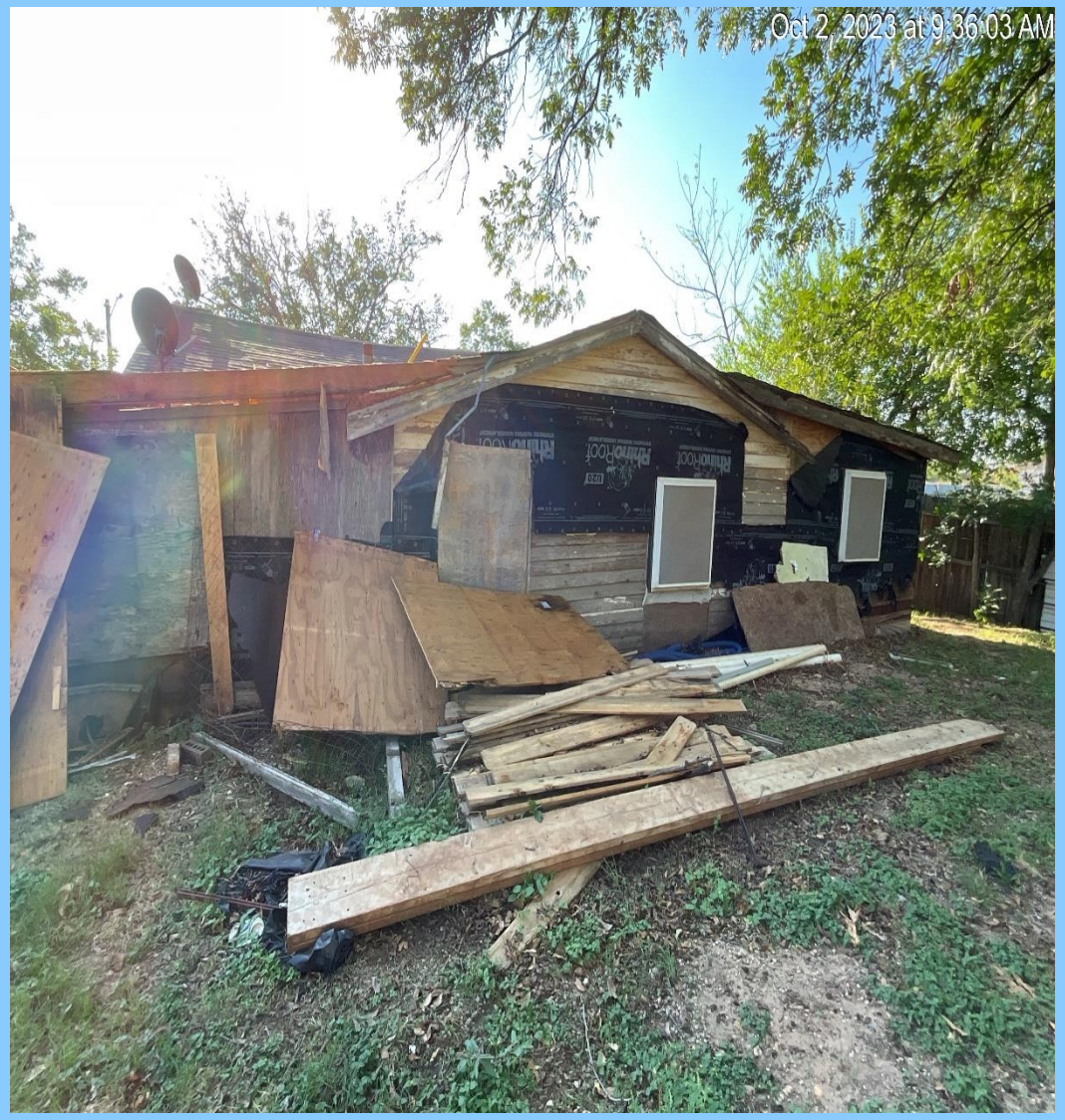
Exterior Dilapidation / Faulty Weather Protection



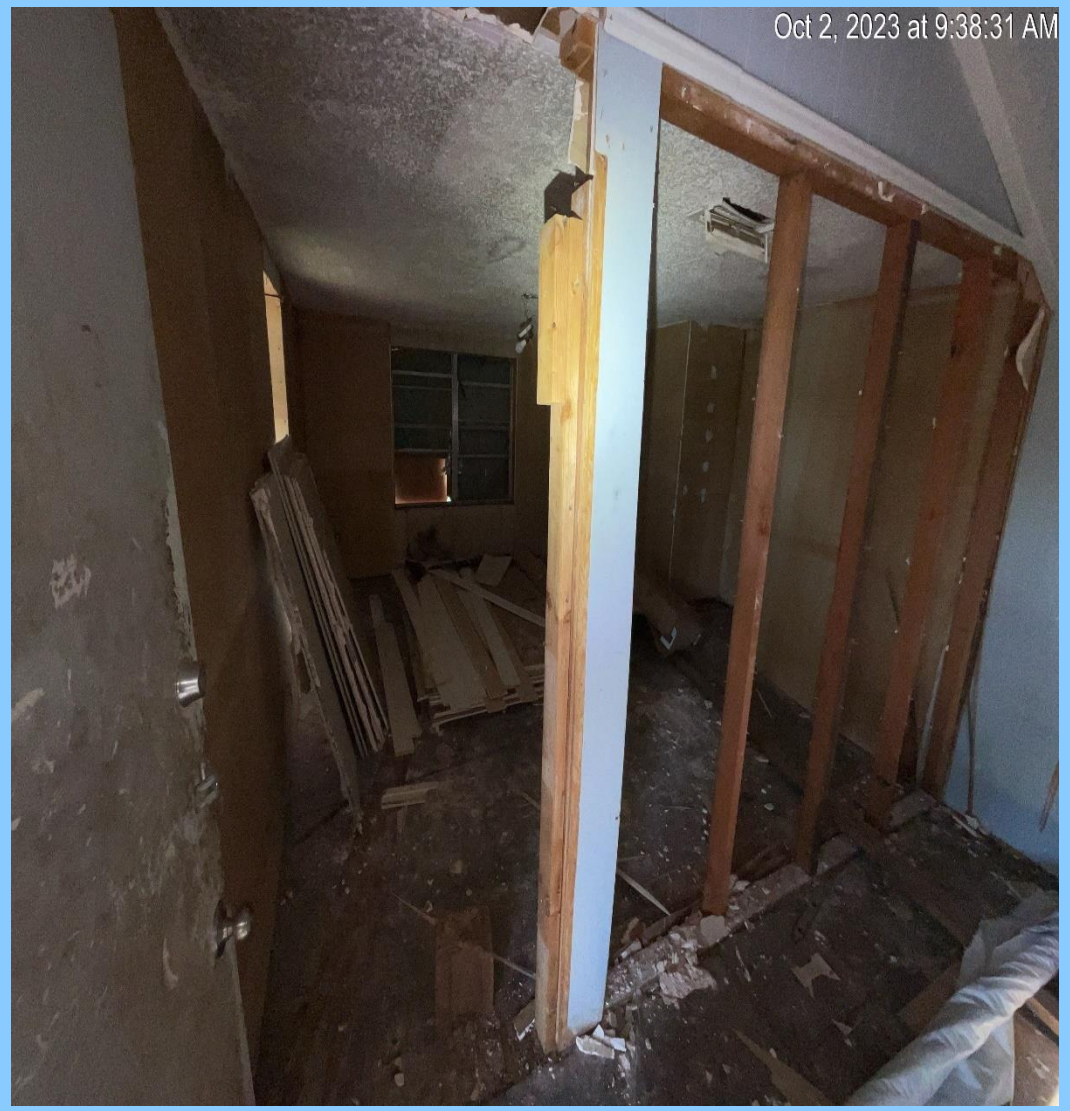


Dilapidation / Project Not Started



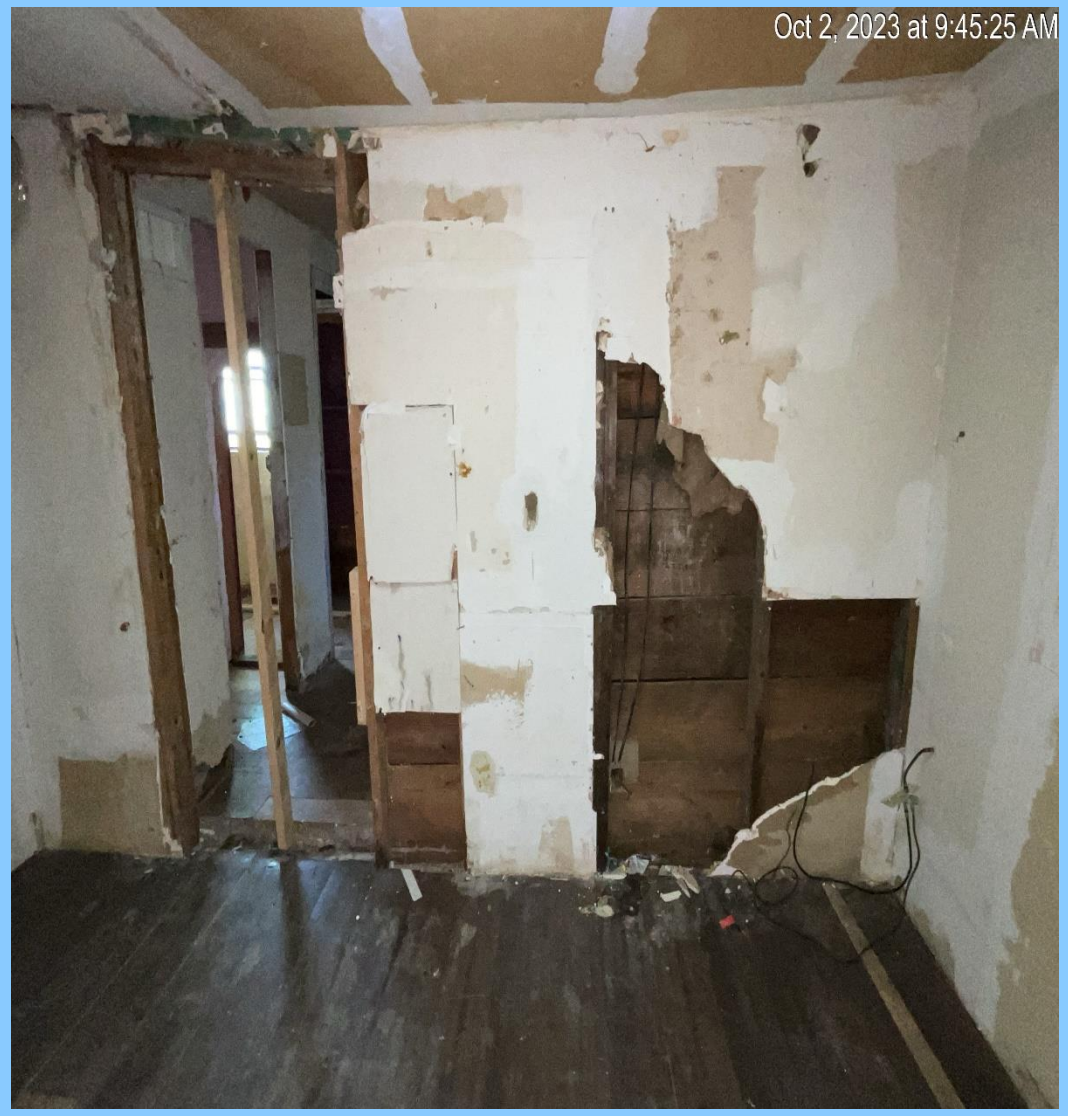


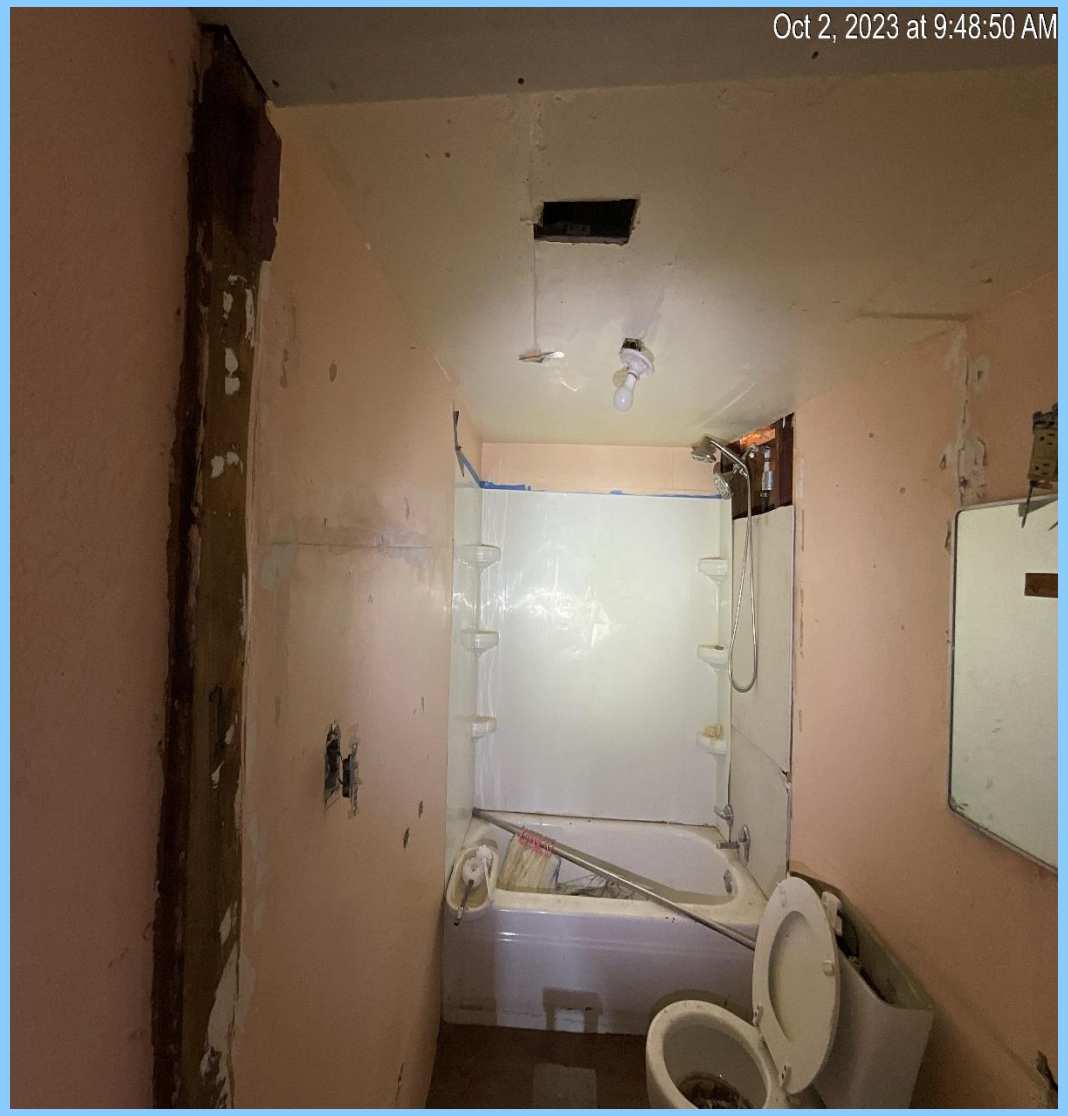
Interior Dilapidation – Repairs Not Started



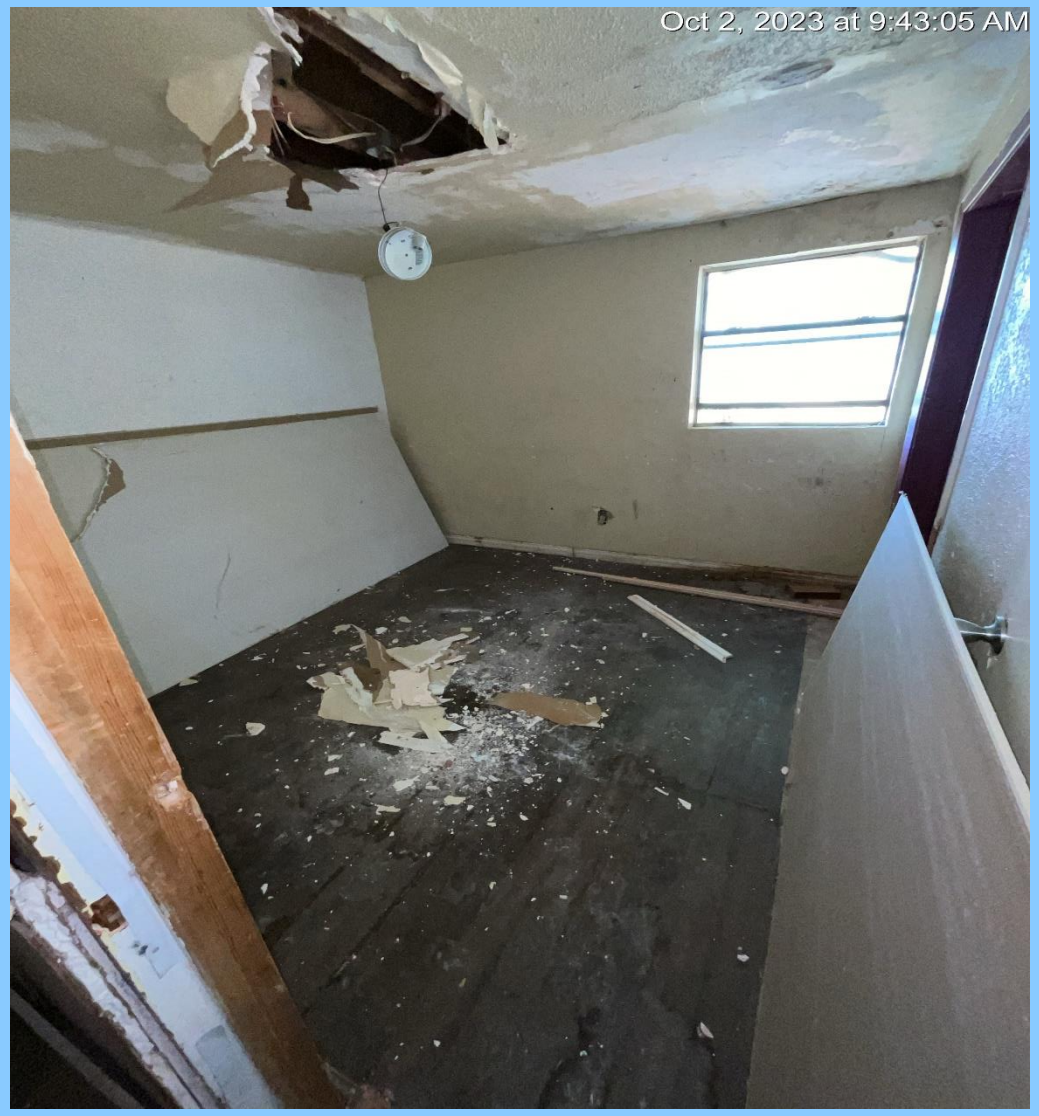


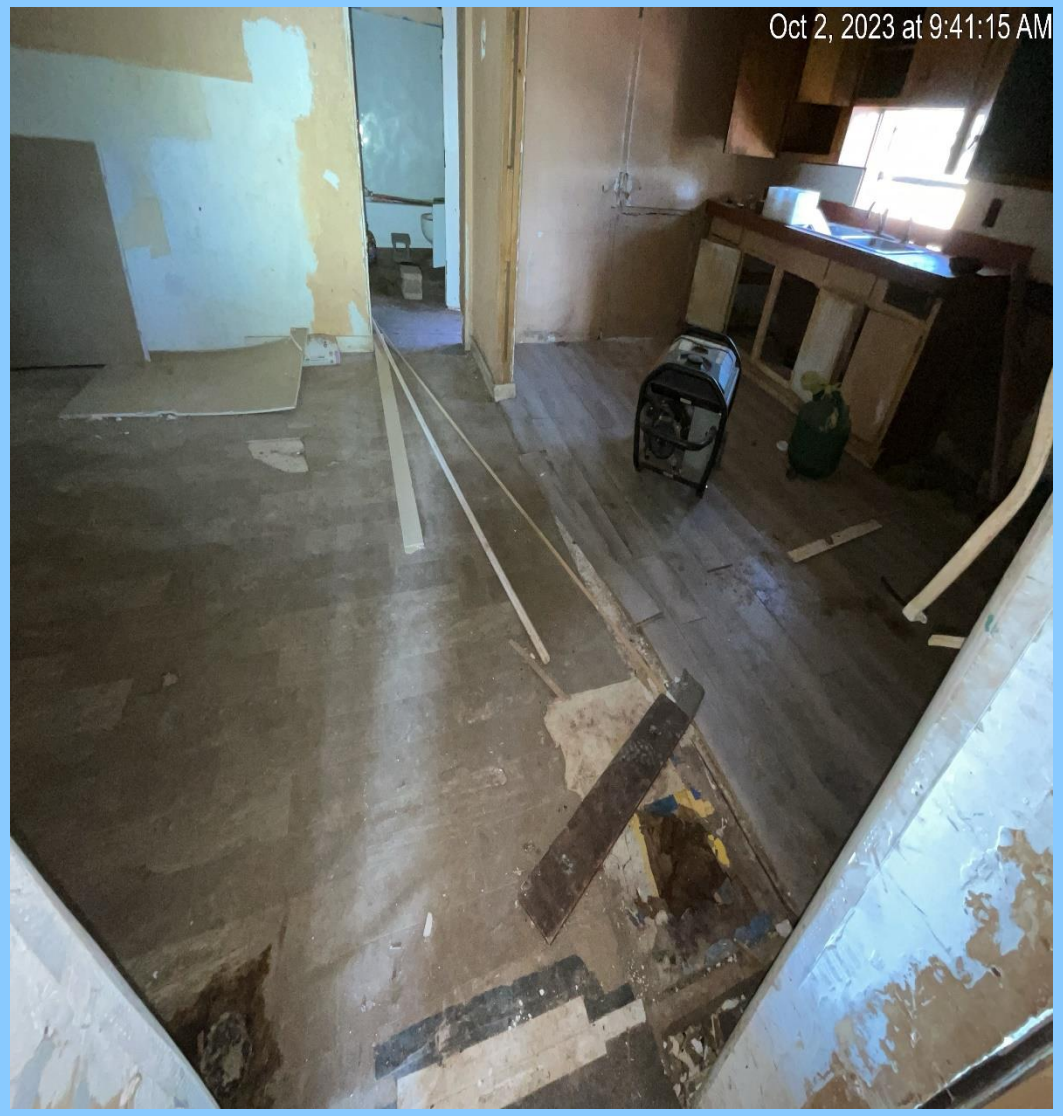
Interior Dilapidation – Repairs Not Started





Interior Dilapidation – Repairs Not Started





Interior Dilapidation – Repairs Not Started





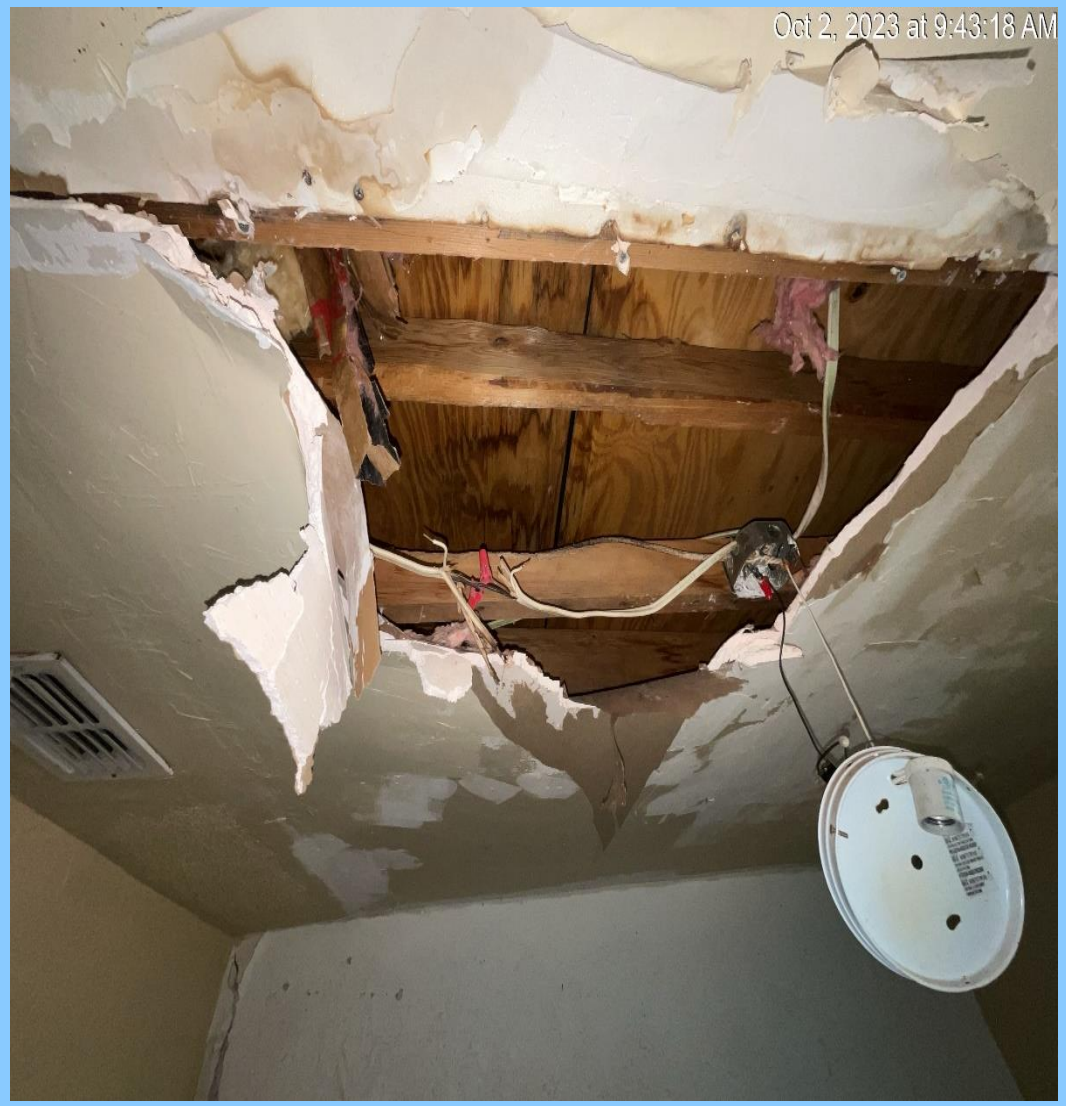
Electrical Hazards



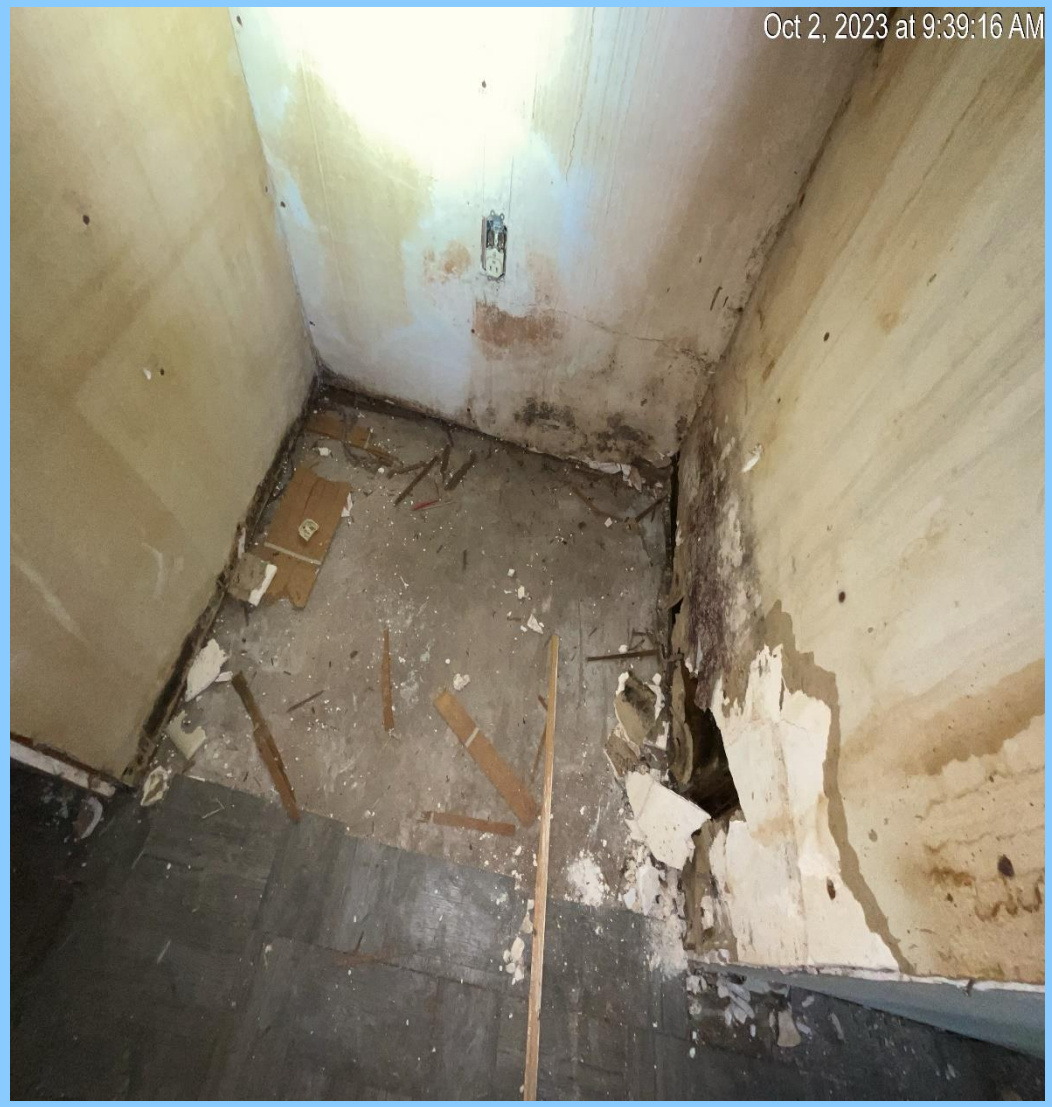


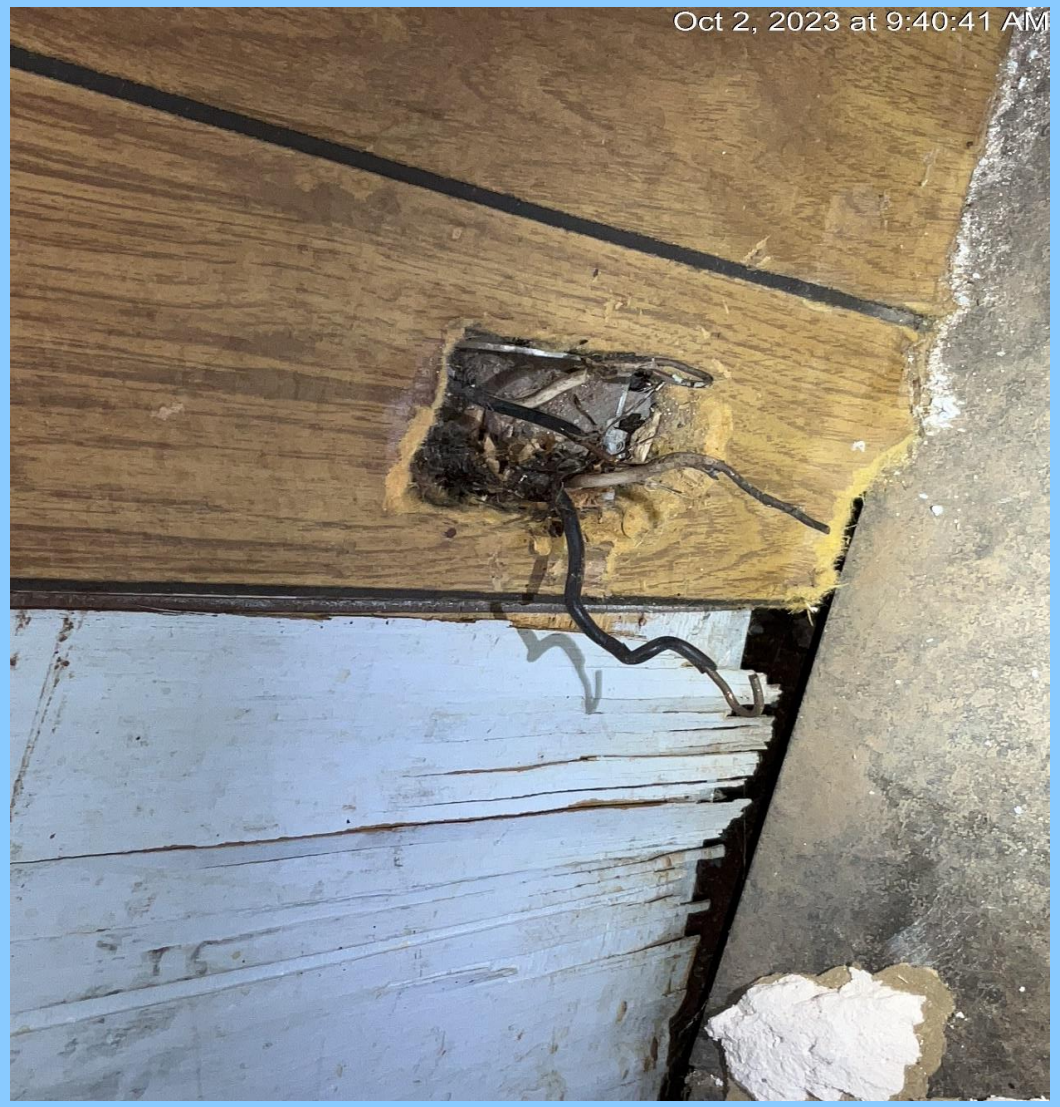
Electrical Hazards



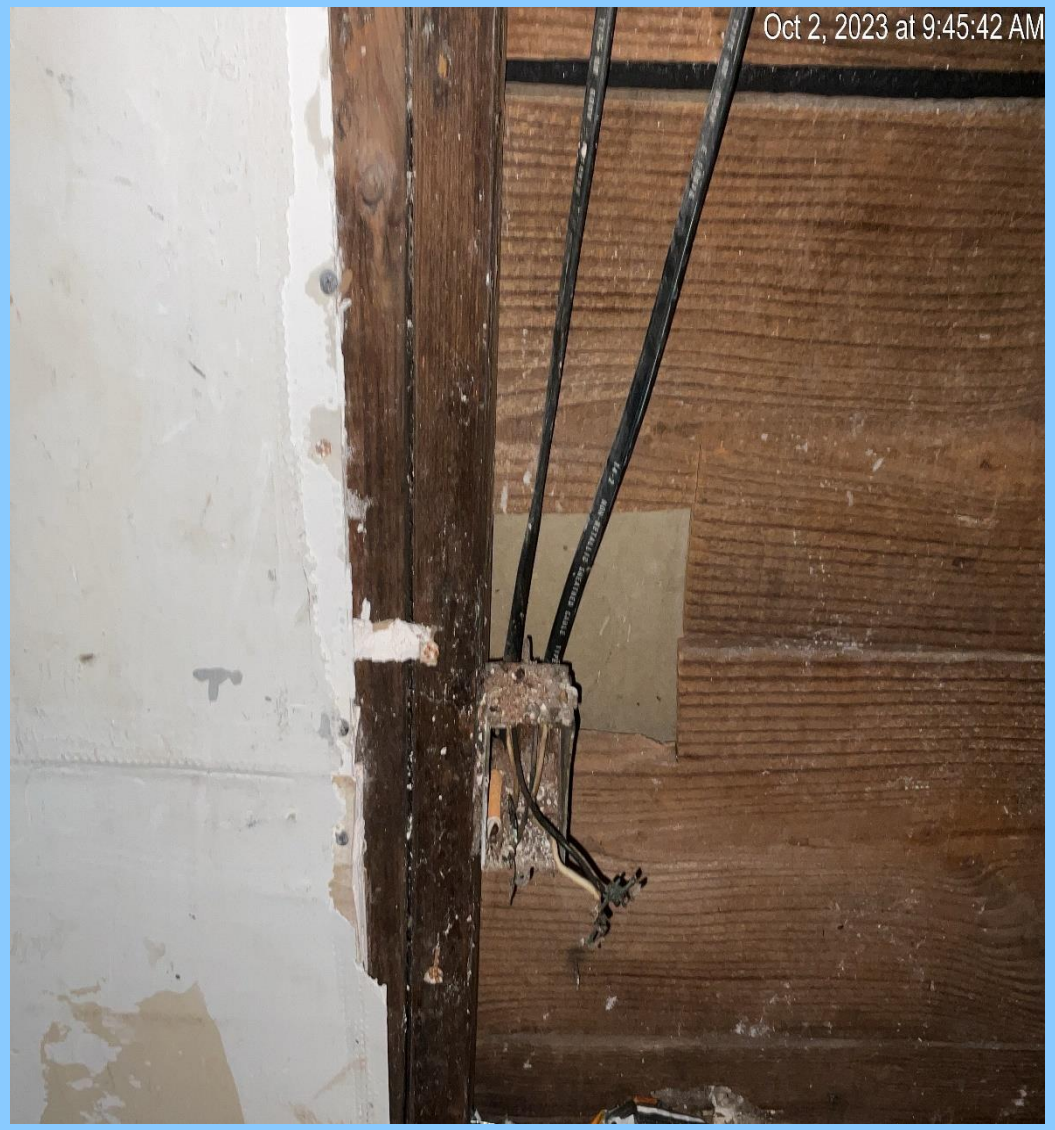


Electrical Hazards



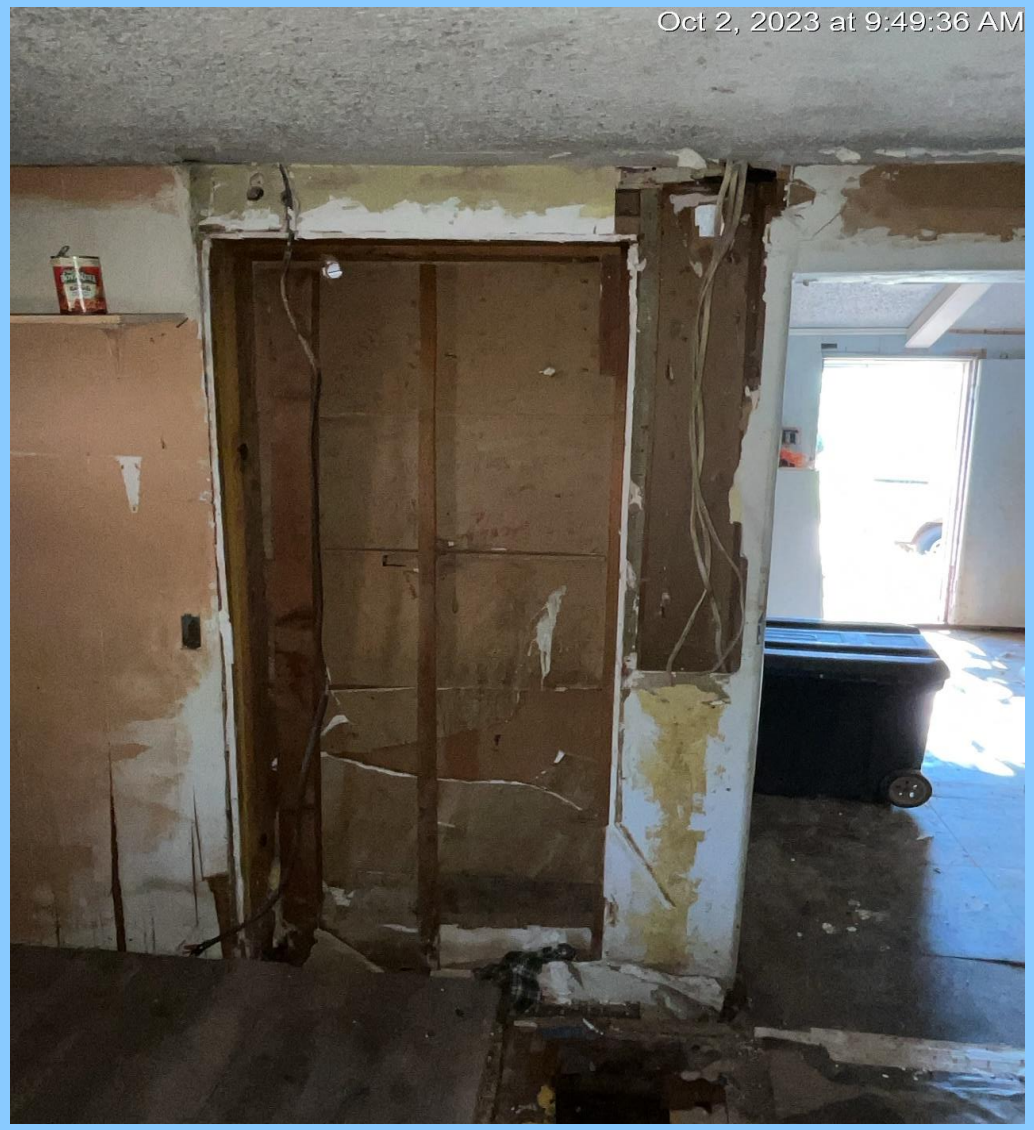


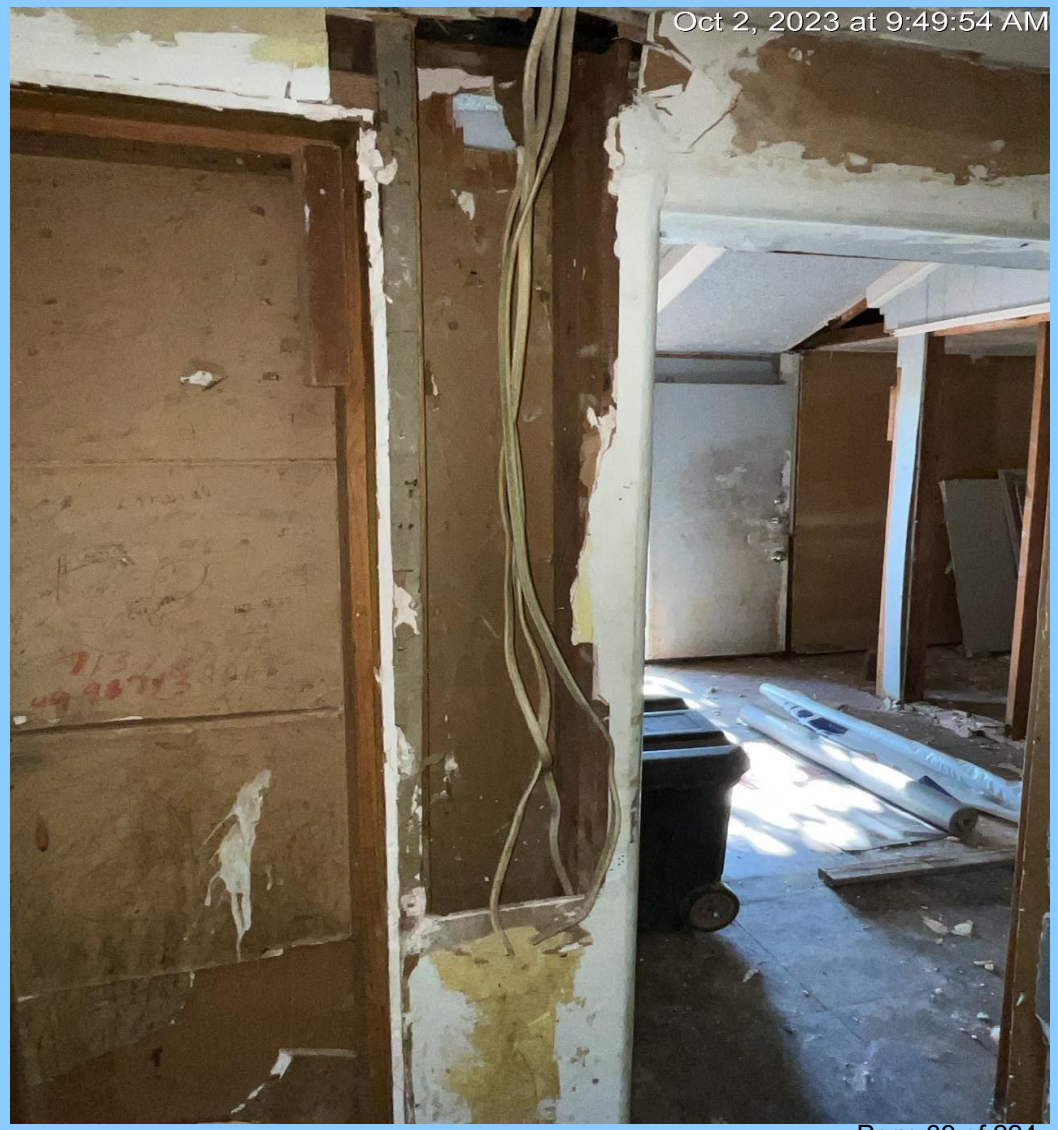
Electrical Hazards





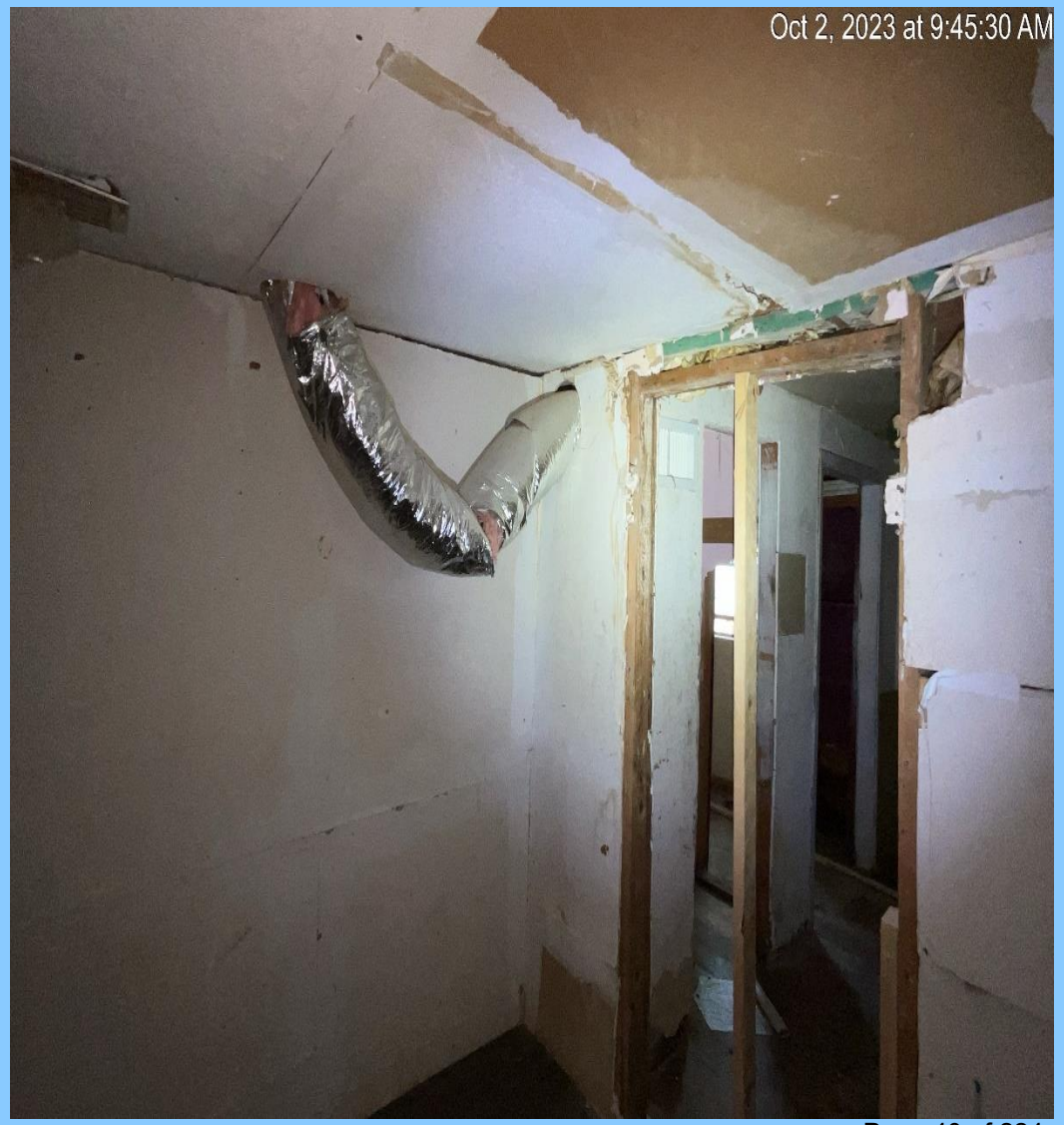
Electrical Hazards



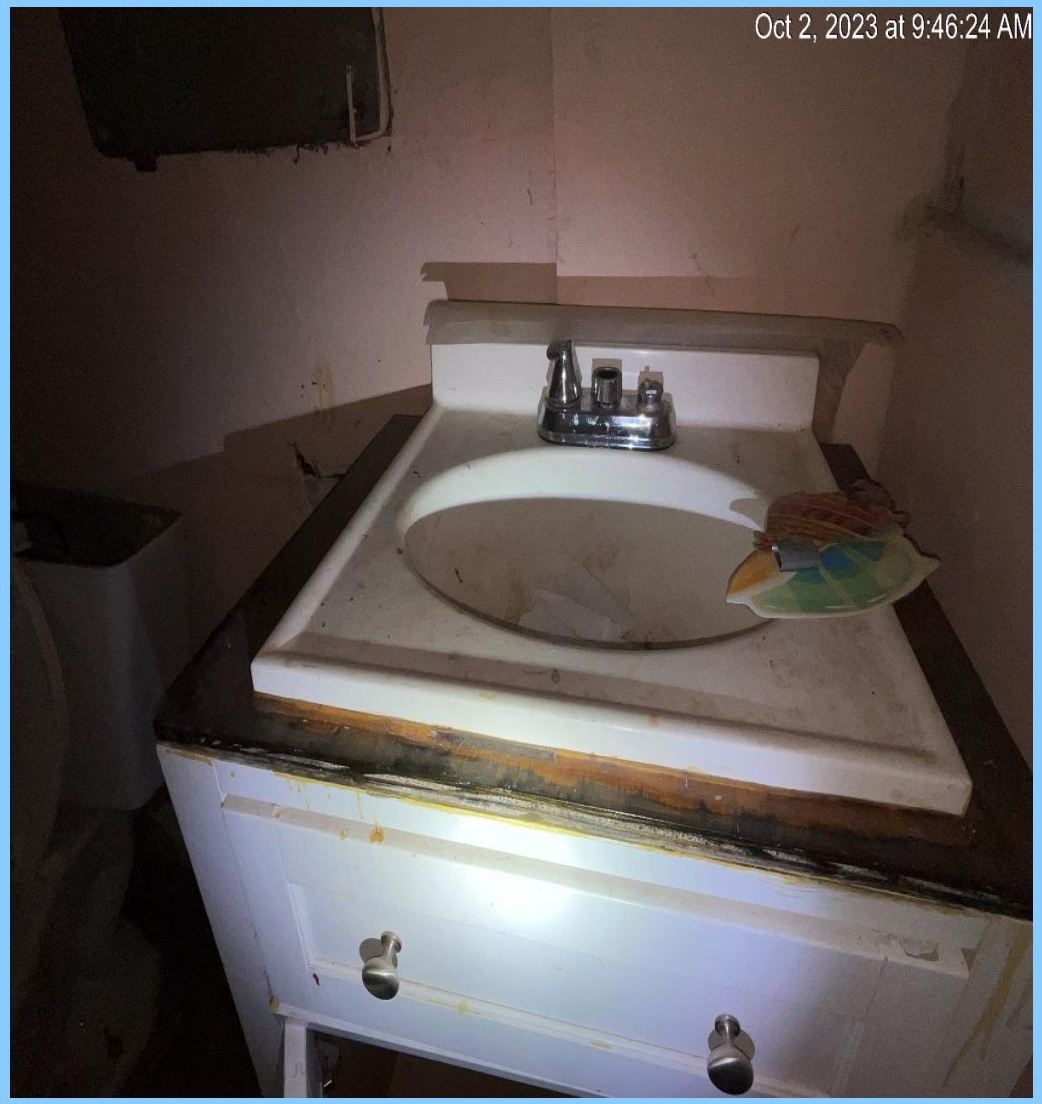


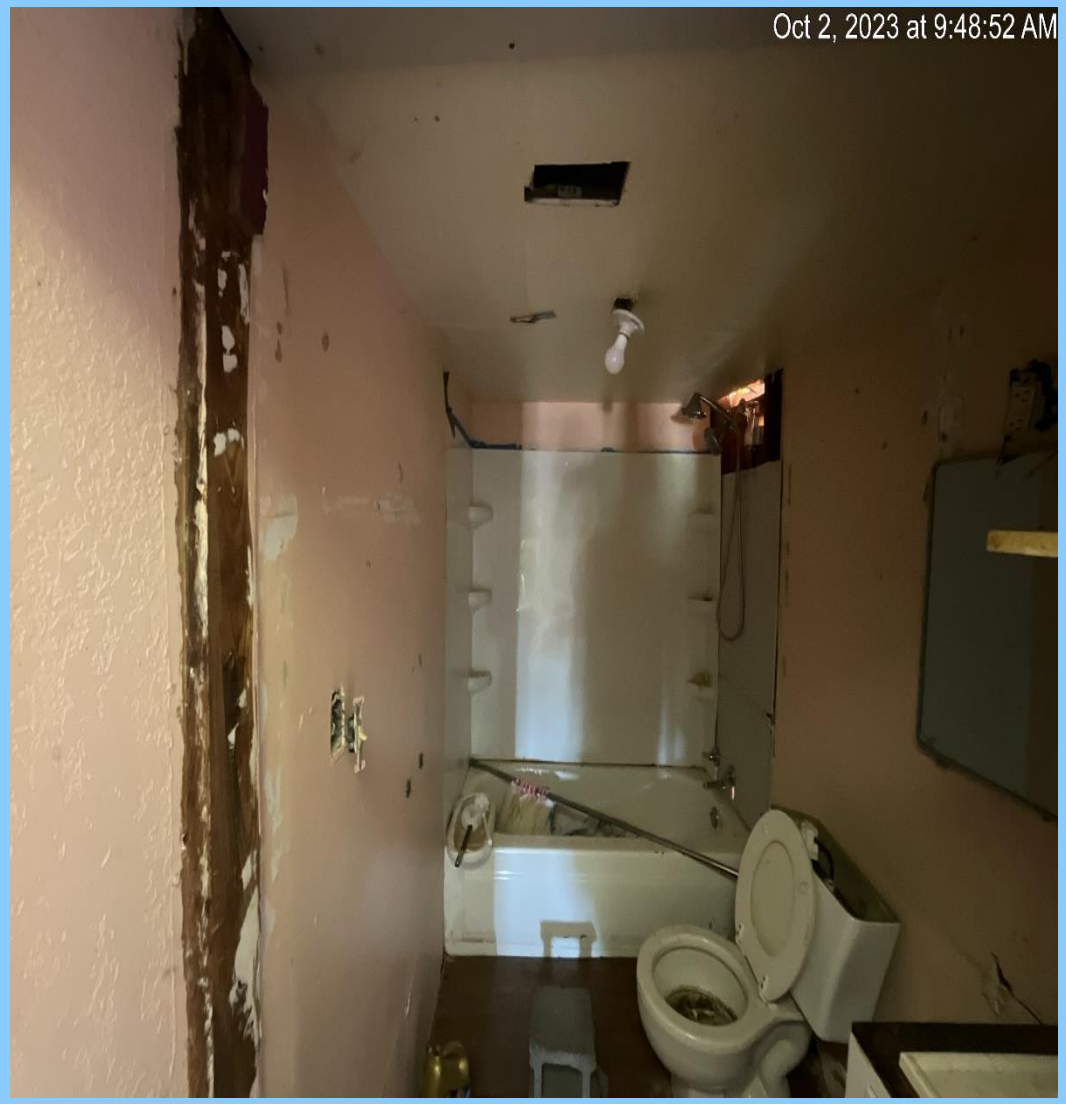
Mechanical Issues



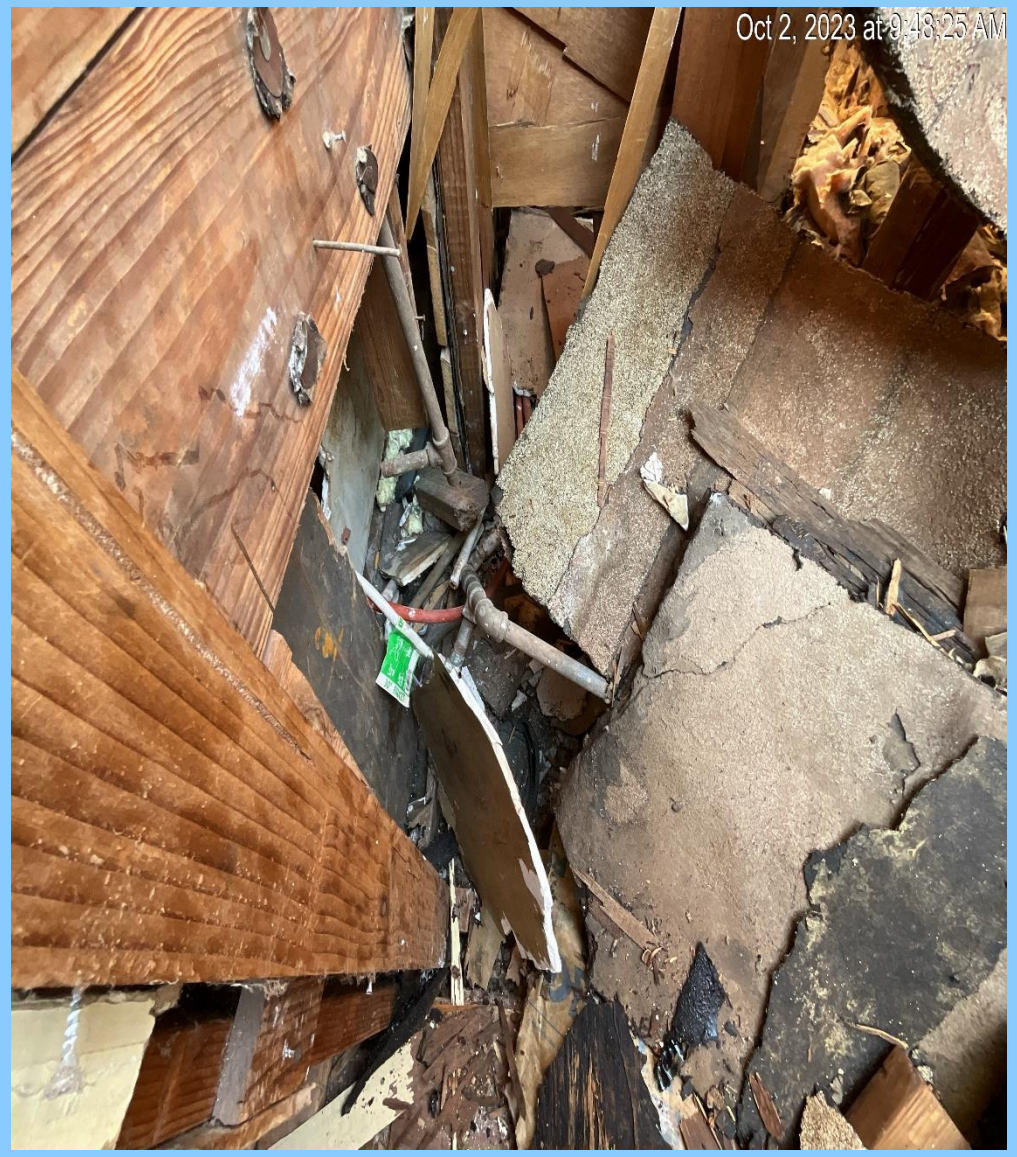


Inadequate Sanitation





Plumbing Issues





Timeline of Events

- **March 30, 2022** – Property was condemned.
- **April 7, 2022** – Affidavit of condemnation filed at the County Clerk.
- **April 19, 2022** – Condemnation notice sent to property owner.
- **June 7, 2022** – Property sold.
- **June 10, 2022** – Initial notice of condemnation sent to new owner.
- **June 15, 2022** – Phone call with new owner. Explained 30/60, plan of action, and permit process.
- **September 22, 2022** – Met with contractor, brother of the property owner, explained requirements.
- **October 11, 2022** – Sent notice of November Board hearing to owner.
- **November 2, 2022** – **Board decision of 30-60.**
- **December 12, 2022** – Owner given extension to have plan of action to city staff by December 30, 2022.
- **December 14, 2022** – Notice of Board hearing sent to owners. Notice of hearing posted on structure.
- **December 30, 2022** – No active permit. Day of deadline to turn in plan of action.
- **January 4, 2023** – **Board issued order for demo.**

Timeline of Events

- **January 9, 2023** – Discovered an incomplete plan of action was delivered at the very end of the day of the deadline before holiday break. Code was not made aware this plan was delivered prior to Board hearing. It was determined that the case should be brought back before the Board since the property owner did attempt to meet his deadline.
- **January 10, 2023** – Posted notice of February Board hearing on structure. Met with property owner and brother. Explained several times what was still required in their plan of action to be able to issue a permit and gave a deadline to turn in complete plan of action by the next hearing in February.
- **February 1, 2023** – **Board hearing cancelled** due to weather.
- **February 3, 2023** – Notice of March hearing posted on structure. Notice for March hearing sent to property owner.
- **February 7, 2023 -** Completed plan of action delivered today.
- **February 8, 2023** – Plan of action was approved as long as Board rescinds demo order.
- **March 1, 2023** – **Board rescinded demo order per staff recommendation and ordered 30/60.** Decision letter sent to property owner.

Timeline of Events

- **March 8, 2023 – Repair permit was issued.**
- **April 11, 2023** – Property owner called to request water service be released. I let him know we could only do a temporary release for testing while the property is condemned. I asked him to figure out the date range he needs water switched on for testing and let me know. Owner has not called to schedule temporary water release.
- **July 11, 2023** – Sent notice to owner that he is not in compliance with March 1st 30/60 Board order and that the deadline to get rough-in inspections per Board order was on May 7, 2023. Property owner did not respond to this notification.
- **September 27, 2023** – Property owner called because his permit is about to expire. He said he was in the hospital for 3 months due to his knee. No contact was ever made with the city to inform us of any delays. I let him know he needs to schedule rough-in inspections ASAP and asked him to schedule a day with us to go see his progress on the interior of the structure. He did not want to set up a day for the inspection while I had him on the phone. He agreed to call me in a few days to let me know a good day to do the inspection. He did not call to schedule an inspection.

Timeline of Events

- **October 2, 2023** – Inspected property. Owner was present and agreed to let us inside structure. There was no progress on repairs to the house. Detected foundation issues in multiple spots while walking across floors. It appears owner is utilizing the temporary power pole obtained with repair permit to supply electricity to a travel trailer and shed on the connected vacant lot.
- **October 9, 2023** – Notice of November Board hearing posted on structure. Received a phone call from the owner's brother (one of the contractors listed on the plan of action) to inquire about volunteer services to work on the house. No indication was received that the owner has a plan or the ability to bring the property out of condemnation.
- **October 23, 2023** – Expiration of permit. No rough-in inspections scheduled or completed.

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 2116 Sears Blvd. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/1/2023

TO:

FROM:

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

GENERAL INFORMATION

Owner: Ramirez, Raul S.
Sq Ft: 3,240
Structural: Poor
Foundation: Poor
Value: $86,205
Total Value: $110,381
Delinquent Tax: $0.00
City Liens: None

SPECIAL CONSIDERATIONS

October 8, 2021- Dilapidated structure case was opened. Notice of dilapidated structure was sent to property owner (deceased) same address that heir resides.
July 18, 2022- No contact from property owner's heir. No plan or progress to make any repairs to house. No clean up in backyard. Closed dilapidated case. Condemnation case opened. Affidavit of condemnation recorded at County Clerk.
November 10, 2022 – Sent initial notice of condemnation and 30-60 letter to property owner/heir.
November 21, 2022 – Property heir called to inform us that property is in probate. Verified probate case.
January 3, 2022 – Found structure to be unsecured. Performed interior inspection. Found likely foundation damage when walking across floor.

January 11, 2023 – Notice of February Board hearing posted on structure.
January 13, 2023 – Notice of February Board hearing sent to property owner/heir.
February 1, 2023 – Hearing cancelled due to weather.
February 2, 2023 – Spoke to property owner about cancelled hearing/next hearing and about having a plan of action prepared to present to the board on March 1st.
February 3, 2023 – Notice of March hearing posted on structure. Notice of hearing sent to property owner/heir.
March 1, 2023 – Board ordered 30/60. Property owner was in attendance at the hearing. Decision of the Board sent to property owner.
August 8, 2023 – Property listed for sale. Agreed on giving property owner some time to try to sell it.
September 18, 2023 – Let owner know we would likely bring property to November board hearing if no sale contract is in work. Discussed potential costs of demolition. Sent her list of demo contractors that she could request a bid from.
October 9, 2023 – Notice of November hearing posted on structure.
October 11, 2023 – Notice of November hearing sent to 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 November 1, 2023.

ATTACHMENTS:

1. 20231101_22-001921_3042 Pine St 20231101_22-001921_3042 Pine St.pptx

Case #22-001921

3042 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** – General Warranty Deed naming **Raul S. Ramirez** as the owner.

- **TAYLOR COUNTY** – Shows **Raul S. Ramirez** to be the owner.

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

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – No record of service to this address

- Search reveals **Raul S. Ramirez** to be the owner.

Public Notice



Front East Side



Rear West Side



North Side

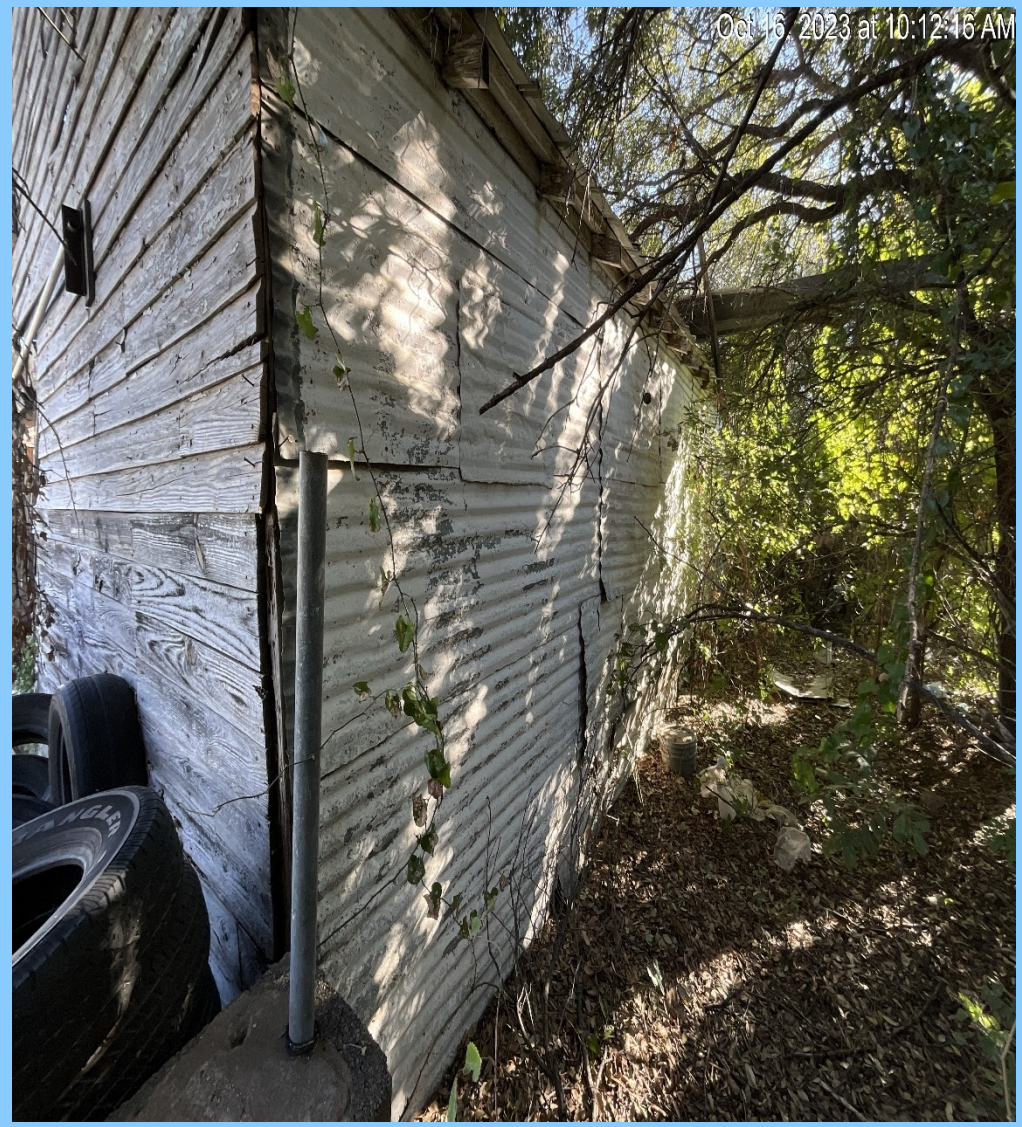


North Side



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 Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)
- Inadequate Exits, Chapter 8, Sec 8-554 (10)

Exterior Dilapidation / Structural Hazard





Exterior Dilapidation / Faulty Weather Protection





Structural Hazard / Faulty Weather Protection



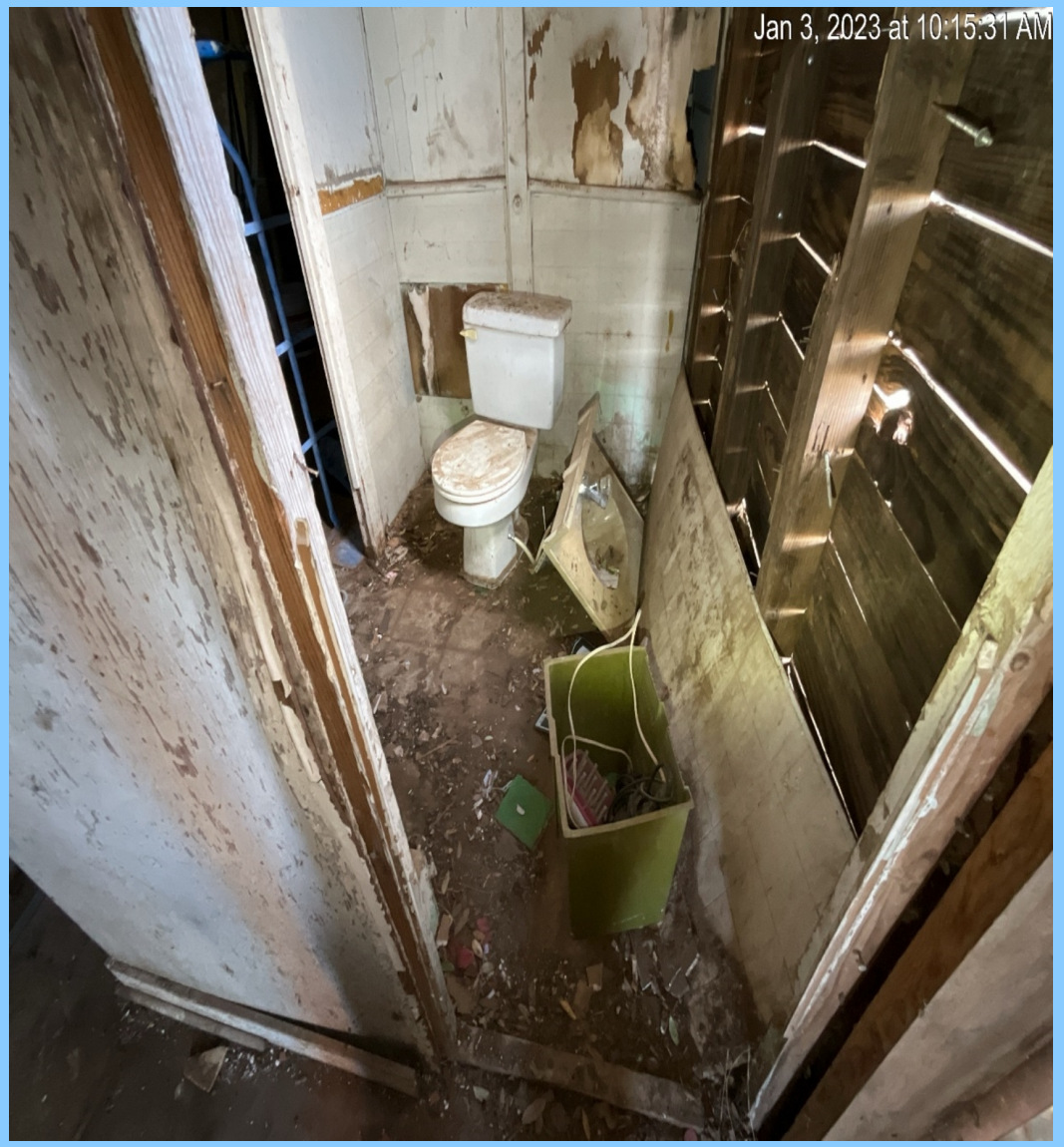


Interior Dilapidation





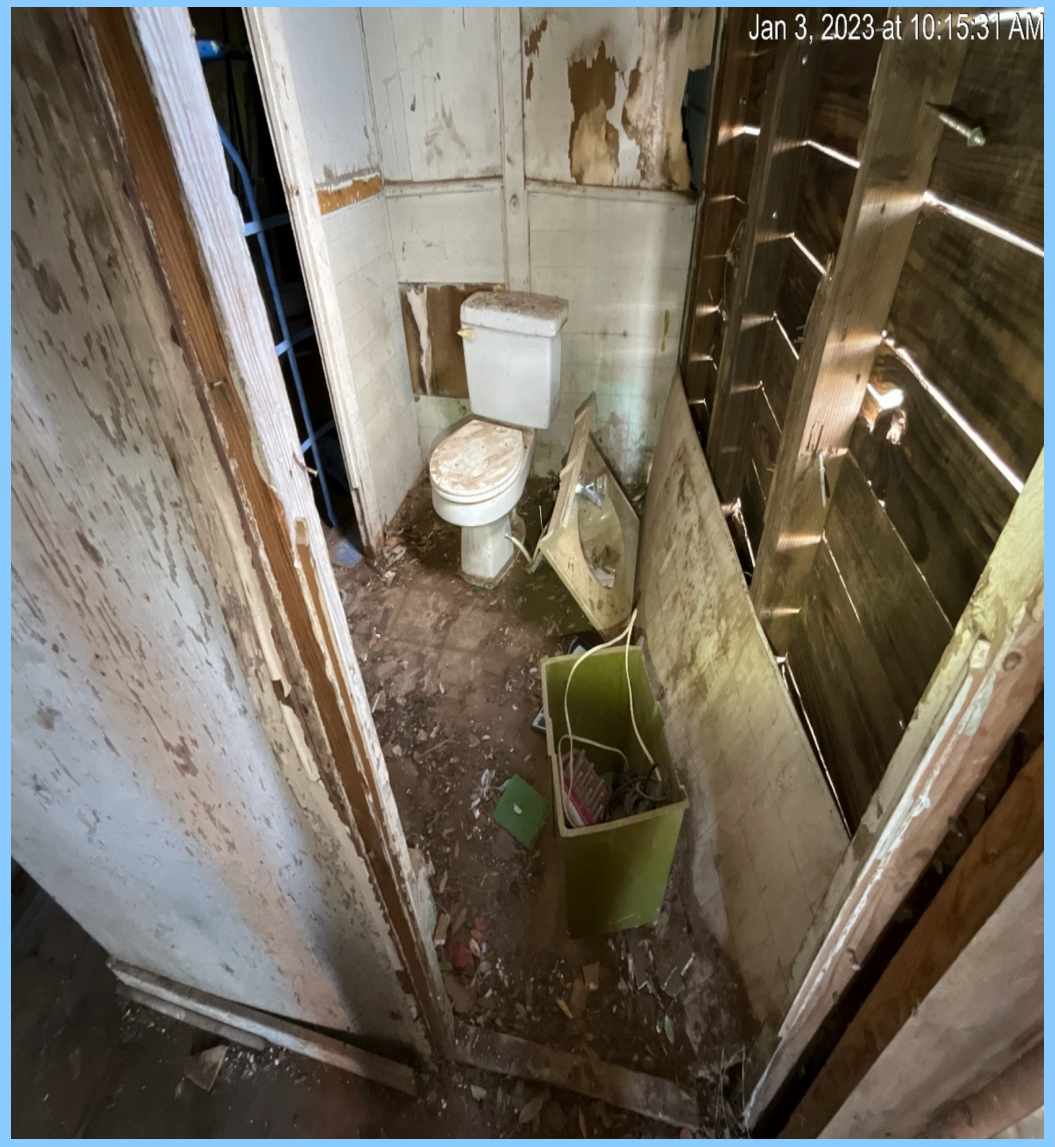
Inadequate Sanitation





Hazardous Plumbing





Hazardous Mechanical





Timeline of Events

- **October 8, 2021** - Dilapidated structure case was opened. Notice of dilapidated structure was sent to property owner (deceased) same address that heir resides.
- **July 18, 2022** - No contact from property owner's heir. No plan or progress to make any repairs to house. Closed dilapidated case.
  Condemnation case opened. Affidavit of condemnation recorded at County Clerk.
- **November 10, 2022** – Sent initial notice of condemnation and 30-60 letter to property owner/heir.
- **November 21, 2022** – Property heir called to inform us that property is in probate. Verified probate case.
- **January 3, 2023** – Found structure to be unsecured. Performed interior inspection. Found likely foundation damage when walking across floor.
- **January 11, 2023** – Notice of February Board hearing posted on structure.
- **January 13, 2023** – Notice of February Board hearing sent to property owner/heir.
- **February 1, 2023** – Hearing cancelled due to weather.

Timeline of Events

- **February 2, 2023** – Spoke to property owner about cancelled hearing/next hearing and about having a plan of action prepared to present to the board on March 1st.
- **February 3, 2023** – Notice of March hearing posted on structure. Notice of hearing sent to property owner/heir.
- **March 1, 2023** – Board ordered 30/60. Property owner was in attendance at the hearing. Decision of the Board sent to property owner.
- **August 8, 2023** – Property listed for sale. Agreed on giving property owner some time to try to sell it.
- **September 18, 2023** – Let owner know we would likely bring property to November board hearing if no sale contract is in work. Discussed potential costs of demolition. Sent her list of demo contractors that she could request a bid from.
- **October 9, 2023** – Notice of November hearing posted on structure.
- **October 11, 2023** – Notice of November hearing sent to 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 3042 Pine St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/1/2023

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
City Liens: None

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.
August 2, 2023 – Board ordered 30/60. Decision of the Board sent to property owner.
August 2023 – Phone call from property owner again stating he would get the plan of action completed and pull permit.

October 4, 2023 – No further contact from owner. No plan of action received. No permit applied for.
October 9, 2023 – Posted public notice for November hearing on structure.
October 10, 2023 – Notice of November hearing sent to 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 November 1, 2023.

ATTACHMENTS:

1. 20231101_23-000801_934 Graham St 20231101_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

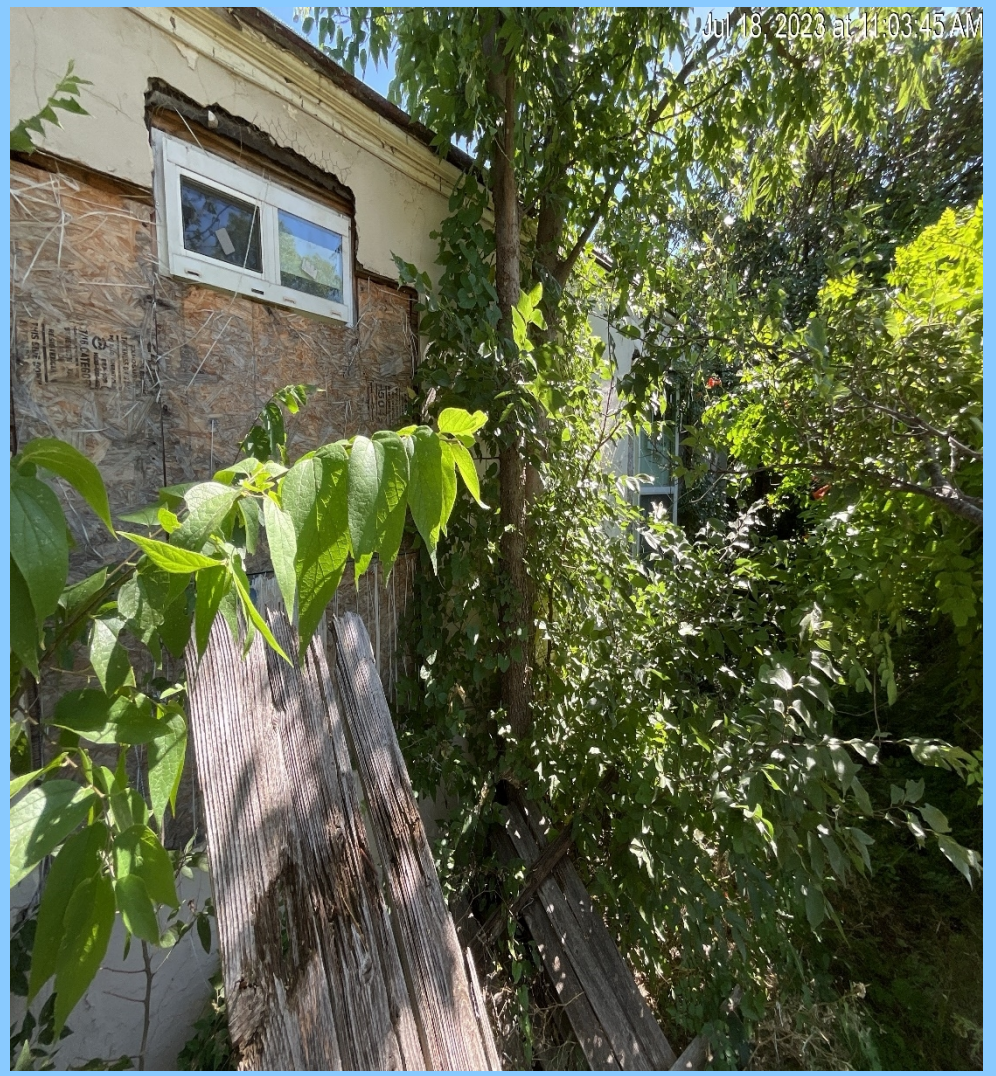


North Side



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.
- **August 2, 2023** – Board ordered 30/60; owner not in attendance at hearing.

Timeline of Events

- **August 2023** – Phone call from property owner again stating he would get the plan of action completed and pull permit.
- **October 4, 2023** – No further contact from owner. No plan of action received. No permit applied for.
- **October 9, 2023** – Posted public notice for November hearing on structure.
- **October 10, 2023** – Notice of November hearing sent to 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 934 Graham St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/1/2023

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
City Liens: None

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.
August 2, 2023 – Board ordered 30/60. Owner not in attendance.
August 3, 2023 – Board decision sent to property owner.
October 9, 2023 – Public notice for November hearing posted on structure.
October 11, 2023 – Notice of November hearing sent to property owner to address of record in Taylor County Appraisal District and an additional address located for the owners.

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 November 1, 2023.

ATTACHMENTS:

1.	20231101_23-001166_2817 Simmons Ave	20231101_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:

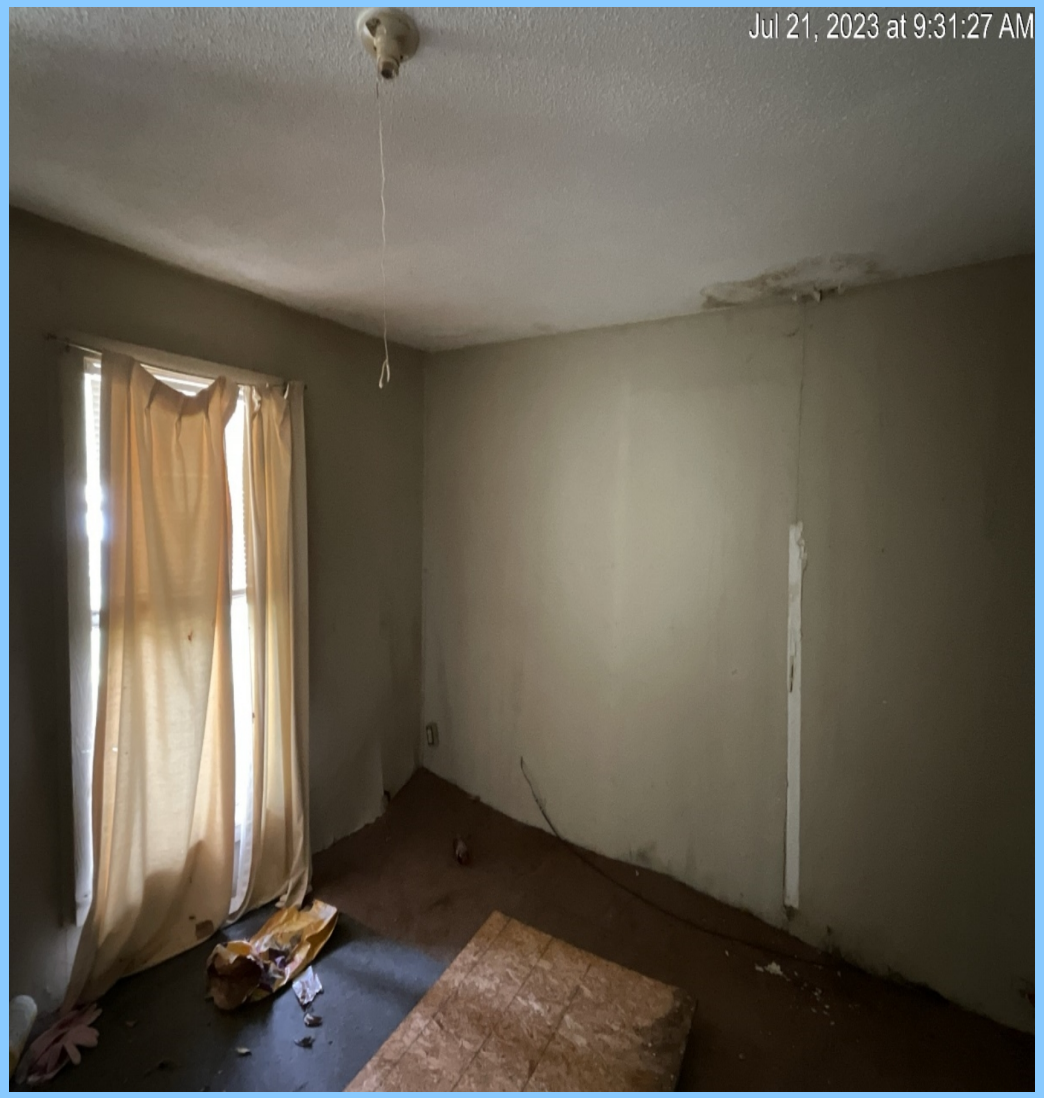
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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

Timeline of Events

- **August 2, 2023 – Board ordered 30/60.** Owner not in attendance.
- **August 3, 2023 –** Board decision sent to property owner.
- **October 9, 2023** – Public notice for November hearing posted on structure.
- **October 11, 2023** – Notice of November hearing sent to property owner to address of record in Taylor County Appraisal District and an additional address located for the owners.

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 2817 Simmons St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/1/2023

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: Fielder, Donna Maude**

GENERAL INFORMATION

Owner: Fiedler, Donna Maude
Sq Ft: 938
Structural: Poor
Foundation: Unknown
Value: $26,640
Total Value: $29,580
Delinquent Tax: $328.59
City Liens: None

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 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.
July 21, 2023 – Spoke to potential buyer for property that wants to rehab it. That buyer has since been in contact with property heir.

August 2, 2023 – **Board ordered 30/60**. Owner/heir was not present at hearing. Decision letter sent to owner.
October 6, 2023 – Made contact with potential buyer and seller to get an update. Informed me that the title was supposed to transfer next week.
October 9, 2023 – Posted notice of November public hearing on the structure.
October 11, 2023 – Sent notice of November hearing to property owner.
October 12, 2023 – Spoke to owner, explained why property was going to the Board. He was confident property was about to be transferred.
October 16, 2023 – Contacted buyer, he is checking into status of transfer.

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 November 1, 2023.

ATTACHMENTS:

1. 20231101_23-001273_2325 Palm St 20231101_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



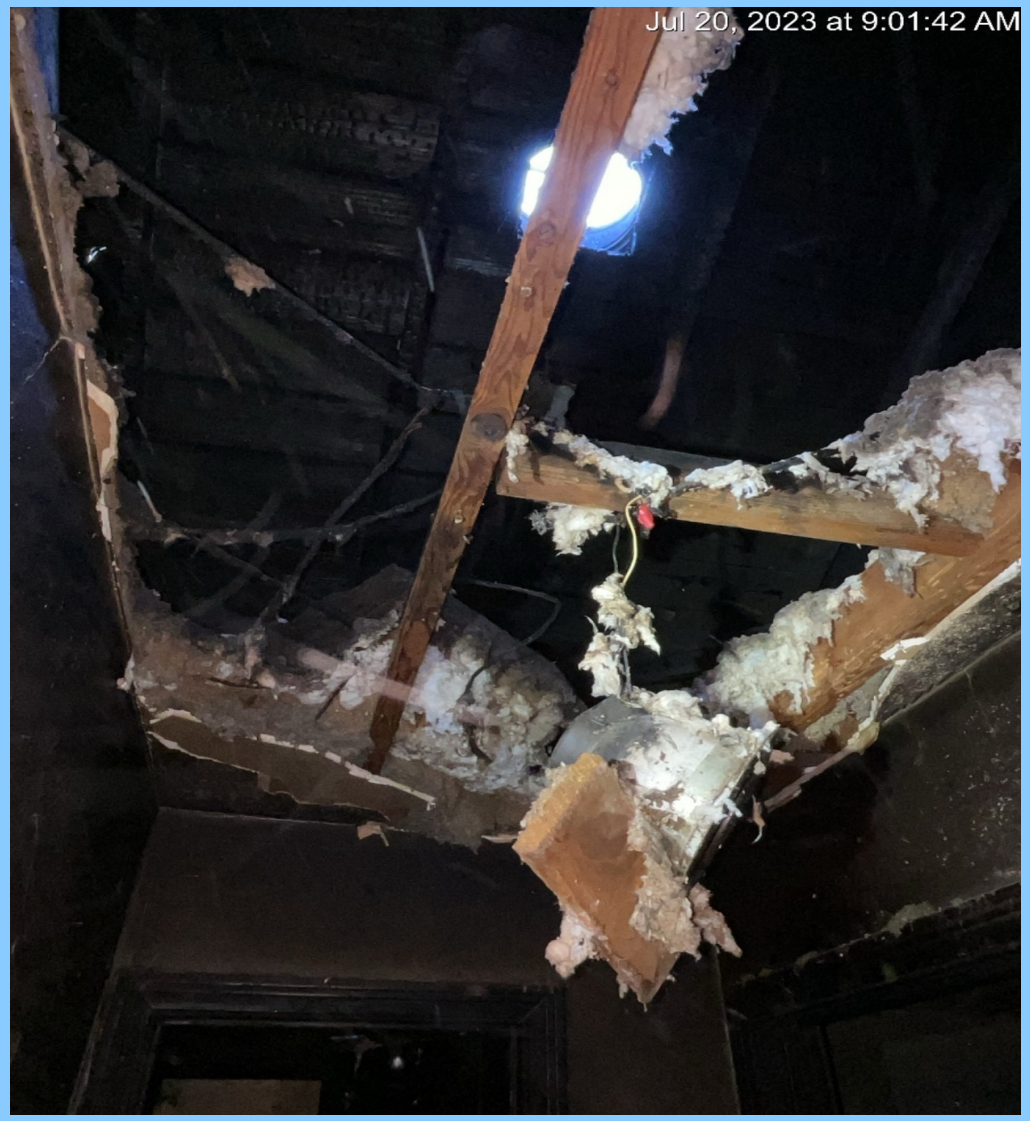


Structural Hazards





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. 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.
- **July 21, 2023** – Spoke to potential buyer for property that wants to rehab it. That buyer has since been in contact with property heir.

Timeline of Events

- **August 2, 2023** – **Board ordered 30/60**. Owner/heir was not present at hearing. Decision letter sent to owner and lienholder.
- **October 6, 2023** – Made contact with potential buyer and seller to get an update. Informed me that the title was supposed to transfer next week.
- **October 9, 2023** – Posted notice of November public hearing on the structure.
- **October 11, 2023** – Sent notice of November hearing to property owner and lienholder.
- **October 12, 2023** – Spoke to owner, explained why property was going to the Board. He was confident property was about to be transferred.
- **October 16, 2023** – Contacted buyer, he is checking into status of transfer. Informed him of November hearing.

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:11/1/2023

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001800: 717 Clinton St. (HEYCK, BLOCK 1, LOT N40 OF LT A (LEWIS S/D OF LOTS 11-13 BLK 1), TAYLOR COUNTY, TEXAS), Owner: Gutierrez, Jesus J.**

GENERAL INFORMATION

Owner: Gutierrez, Jesus J.
Sq Ft: 692
Structural: Poor
Foundation: Poor
Value: $26,172
Total Value: $27,047
Delinquent Tax: $1,710.62
City Liens: None

SPECIAL CONSIDERATIONS

April 23, 2020 – Case opened for dilapidated structure.
May 28, 2020 – Notice of violation sent to owner for dilapidated structure.
July 6, 2020 – Owner brought in a plan of action but nothing on it stated anything about accomplishing repairs.
December 7, 2020 – Notice of violation sent to owner for dilapidated structure.
September 1, 2020 – Property owner delivered another plan of action stating that he would start repair work within days.
October 21, 2020 – Another plan of action turned in stating they would obtain a roof repair permit and start work on the roof. Gave a timeline of 3-4 weeks to complete roof, siding, and any other exterior defects.
December 4, 2020 – Citation issued to each owner.

March 24, 2021 – According to divorce decree the house was awarded to female owner. This is not reflected in Taylor County Appraisal District or deed records as of Oct 11, 2023.
August 9, 2021 – Occupant of structure stealing utility service from neighbor.
May 24, 2023 – Condemnation case opened for owner's failure to repair. Affidavit of condemnation filed at county clerk.
June 1, 2023 – Condemnation notice and 30/60 sent to owner.
June 5, 2023 – Female owner came into City Hall to tell me she is attempting to sell property and we would not likely hear from male owner.
October 2, 2023 – Inspected property, found it to be unsecured, infested with bee's and did not have a bathroom or bathroom fixtures. No plan of action received, no permit applied for, under same ownership. Sent notice to owner's to have bee's removed.
October 9, 2023 – Posted notice of hearing on structure.
October 11, 2023 – Sent notice of hearing to property owners.

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 November 1, 2023.

ATTACHMENTS:

1. 20231101_23-001800_717 Clinton St. 20231101_23-001800_717 Clinton St..pptx

Case #23-001800

717 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** – Show Warranty Deed naming **Jesus J. Gutierrez** as owner

- **TAYLOR COUNTY** – Shows **Jesus J. Gutierrez** 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 Dec 2021

- Search reveals **Jesus J. Gutierrez** to be the owner.

Public Notice



Front West Side



Rear East Side



Rear East Side



North 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 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 / Faulty Weather Protection



Exterior Dilapidation / Faulty Weather Protection

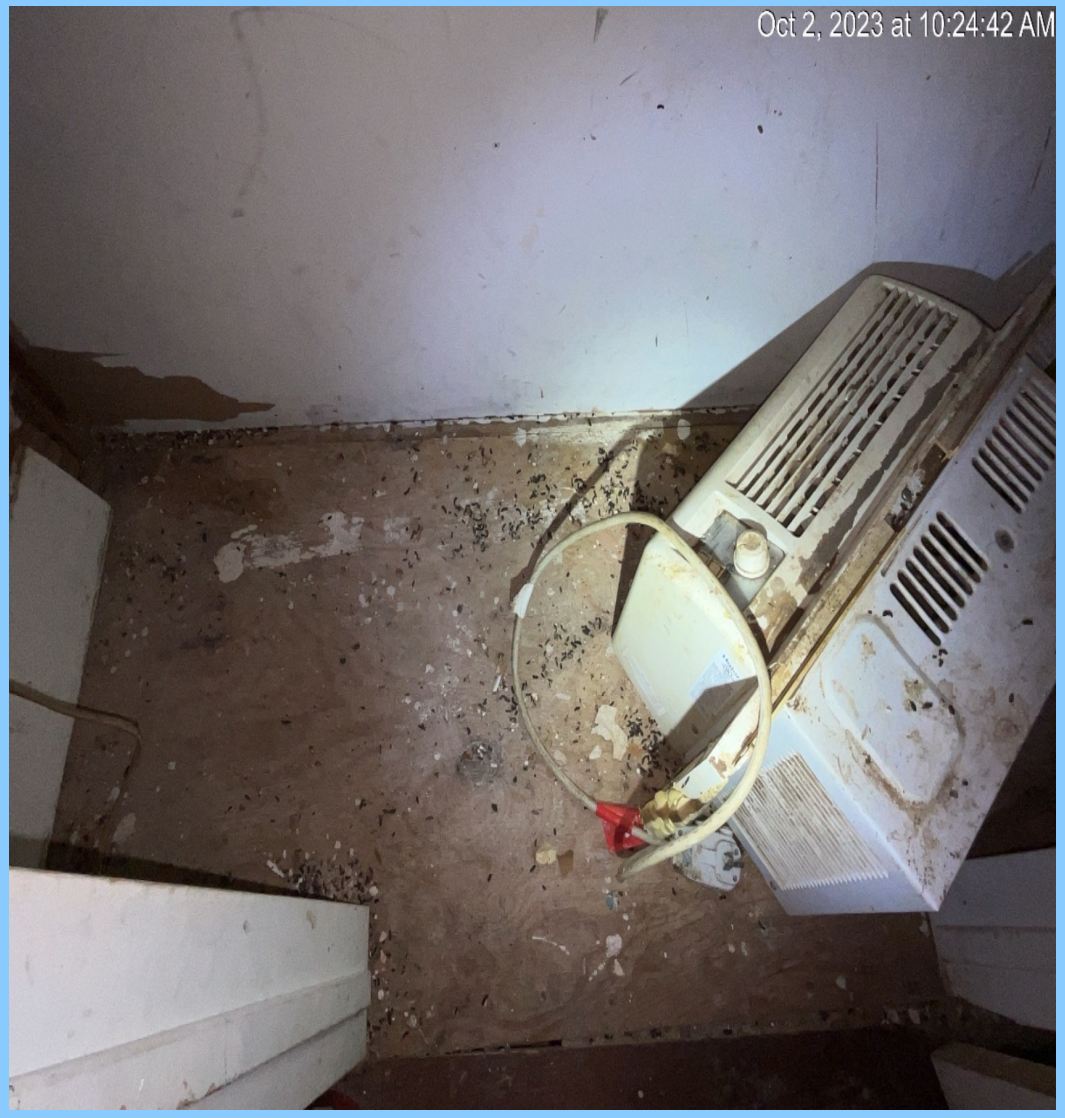


Interior Dilapidation / Electrical Hazard





Inadequate Sanitation





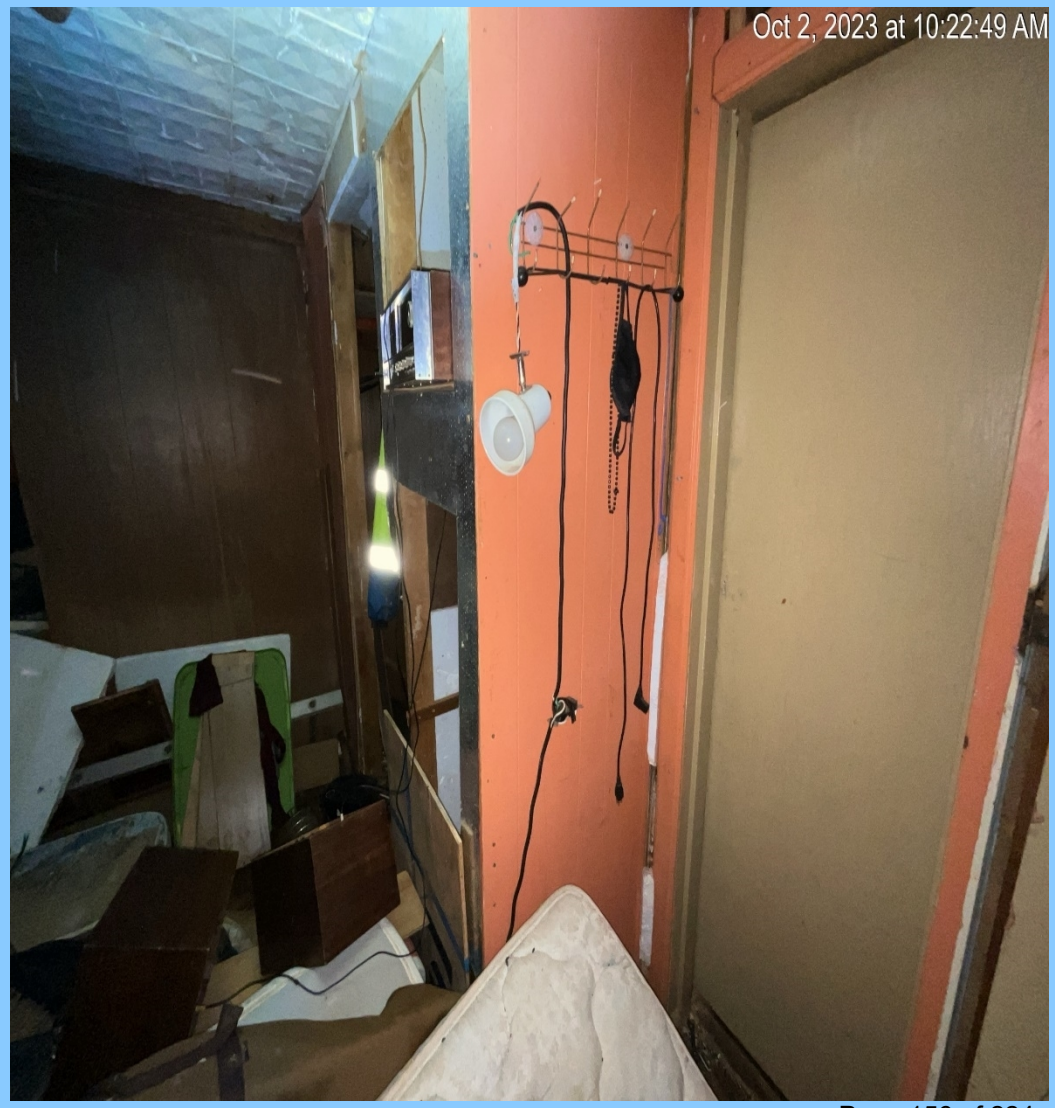
Electrical Hazards





Electrical Hazards





Plumbing Issues – No kitchen or bathroom fixtures



Mechanical Issues





Timeline of Events

- **April 23, 2020 –** Case opened for dilapidated structure.
- **May 28, 2020** – Notice of violation sent to owner for dilapidated structure.
- **July 6, 2020** – Owner brought in a plan of action but nothing on it stated anything about accomplishing repairs.
- **September 1, 2020** – Property owner delivered another plan of action stating that he would start repair work within days.
- **October 21, 2020** – Another plan of action turned in stating they would obtain a roof repair permit and start work on the roof. Owner gave a timeline of 3-4 weeks to complete roof, siding, and any other exterior defects. No permit applied for.
- **December 4, 2020** – Citation issued to each owner.
- **March 24, 2021** – According to divorce decree the house was awarded to female owner. This is not reflected in Taylor County Appraisal District or deed records as of Oct 11, 2023.
- **August 9, 2021** – Occupant of structure stealing utility service from neighbor.
- **May 24, 2023** – Condemnation case opened for owner's failure to repair. Affidavit of condemnation filed at county clerk.
- **June 1, 2023** – Condemnation notice and 30/60 sent to owner.

Timeline of Events

- **June 5, 2023** – Female that was awarded house in divorce came into City Hall to tell me she is attempting to sell property and we would not likely hear from male owner.
- **October 2, 2023** – Inspected property, found it to be unsecured, infested with bee's and did not have a bathroom or bathroom fixtures. No plan of action received, no permit applied for, under same ownership. Sent notice to owner to have bee's removed.
- **October 9, 2023** – Posted notice of hearing on structure.
- **October 11, 2023** – Sent notice of hearing to property owners.

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 717 Clinton St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/1/2023

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001915: 1765 Oak St. (WESTWAY PARK, BLOCK 1, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Soliz, Melanie M.**

GENERAL INFORMATION

Owner: Soliz, Melanie M.
Sq Ft: 1,015
Structural: Poor
Foundation: Poor
Value: $25,237
Total Value: $26,987
Delinquent Tax: $0.00
City Liens: None

SPECIAL CONSIDERATIONS

April 22, 2022 – Case opened for dilapidated structure. Notices sent to property owner.
April 28, 2022 – Phone call from owner's father, let me know daughter would get a plan of action together, secure house, and pull permit prior to start of work.
June 24, 2022 – No progress on repairs. No plan of action provided. No contact with owner. Issued citation.
May 30, 2023 – No progress on repairs. Opened condemnation case.
June 1, 2023 – Affidavit of condemnation recorded at county clerk.
June 5, 2023 – Condemnation notice and 30/60 were sent to property owner.
October 2, 2023 – No contact from owner, no plan of action submitted.
October 9, 2023 – Posted notice of hearing on structure.
October 11, 2023 – Sent notice of hearing to property owner
October 12, 2023 – Sent notice of hearing, condemnation notice, and 30-60 to trustee and

beneficiary.

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 November 1, 2023.

ATTACHMENTS:

1. 20231101_23-001915_1765 Oak St 20231101_23-001915_1765 Oak St.pptx

Case #23-001915

1765 Oak 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 Deed of Trust naming **Melanie M. Soliz as Grantor, S. A. Curtis as Trustee and J. W. Hooker as Beneficiary**

- **TAYLOR COUNTY** – Shows **Melanie M. Soliz** 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 Jan 2023

- Search reveals **Melanie M. Soliz** to be the owner.

Public Notice



Front West Side



Rear East Side



Rear East Side



North 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 Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Exterior Dilapidation / Faulty Weatherization





Exterior Dilapidation / Faulty Weatherization





Inadequate Sanitation / Structural Hazard





Structural and Electrical Hazards





Structural and Electrical Hazards





Timeline of Events

- **April 22, 2022 –** Case opened for dilapidated structure. Notices sent to property owner.
- **April 28, 2022** – Phone call from owner's father, let me know daughter would get a plan of action together, secure house, and pull permit prior to start of work.
- **June 24, 2022** – No progress on repairs. No plan of action provided. No contact with owner. Issued citation.
- **May 30, 2023** – No progress on repairs. Opened condemnation case.
- **June 1, 2023** – Affidavit of condemnation recorded at county clerk.
- **June 5, 2023** – Condemnation notice and 30/60 were sent to property owner.
- **October 2, 2023** – No contact from owner, no plan of action submitted.
- **October 9, 2023** – Posted notice of hearing on structure.
- **October 11, 2023** – Sent notice of hearing to property owner
- **October 12, 2023** – Sent notice of hearing, condemnation notice, and 30-60 to trustee and beneficiary.

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 1765 Oak St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/1/2023

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-001916: 1233 Kirkwood St. (ARTHEL HENSON OUTLOT 33, BLOCK 3, LOT 19, TAYLOR COUNTY, TEXAS), Owner: Bonner, Roger Lee**

GENERAL INFORMATION

Owner: Bonner, Roger Lee
Sq Ft: 967
Structural: Poor
Foundation: Good
Value: $50,184
Total Value: $52,707
Delinquent Tax: $0.00
City Liens: None

SPECIAL CONSIDERATIONS

August 18, 2022 – Case opened for vacant, unsecured, dilapidated structure. Sent first notice to owners located in Ohio.
August 30, 2022 – No action taken by owner. Second notice sent to owner in Ohio.
September 9, 2022 – Phone call from property owner's daughter to let me know they are trying to get the property repaired.
May 30, 2023 – Due to inaction by property owners to take any responsibility for the property the dilapidated case was closed and a condemnation case was opened.
June 1, 2023 – Affidavit of condemnation was filed at the county clerk.
June 5, 2023 – Condemnation notice and 30/60 were sent to the property owners.
June 23, 2023 – Received mail from property owner stating that they have attempted to get contractor in Abilene but were unsuccessful due to cost. They attempted to sell but buyer backed

out. Owner stated they were continuing to look for a contractor. Owner visited the property in September 2022 and tried to find contractors.
October 4, 2023 – No further contact from owner. No plan of action submitted. No permit applied for.
October 9, 2023 – Posted notice of hearing on structure.
October 11, 2023 – Notice of hearing sent to property owner.
October 13, 2023 – Discovered that property had been previously condemned in March 1999 and then released from condemnation on June 29, 2000.

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 November 1, 2023.

ATTACHMENTS:

1. 20231101_23-001916_1233 Kirkwood St 20231101_23-001916_1233 Kirkwood St.pptx

Case #23-001916

1233 Kirkwood St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.

- **COUNTY RECORDS** – Shows Deed naming **Roger Lee Bonner and wife, Willow Stean Bonner** to be the owner and Deed of Trust naming Cassle & Cassle, Inc. with James A. Cassle, Jr. as trustee

- **TAYLOR COUNTY** – Shows **Roger Lee Bonner** to be the owner.

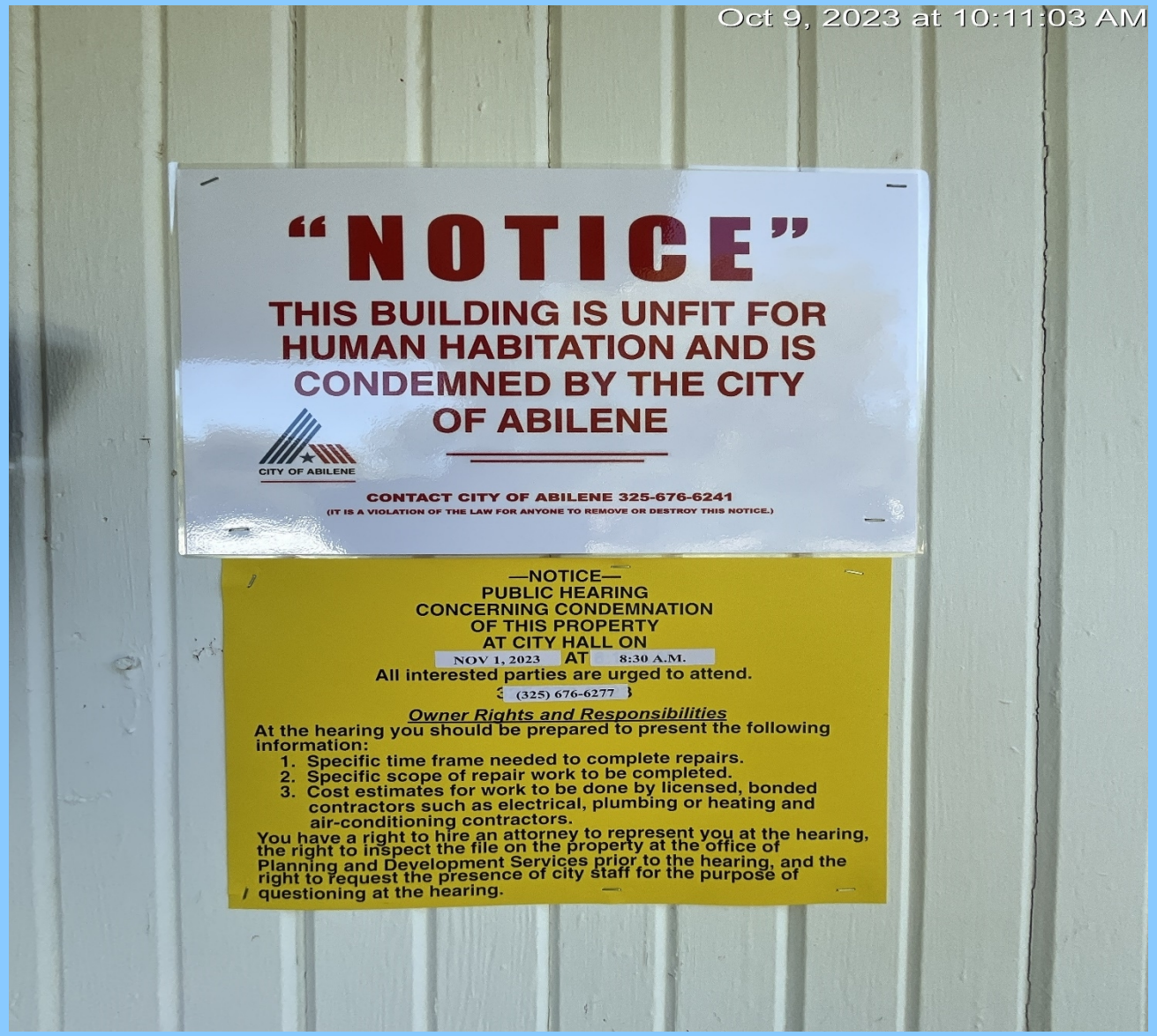
- **SECRETARY OF STATE** – Shows no entity under this name.

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Jan 25, 2019

- Search reveals **Roger Lee Bonner** 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





Exterior Dilapidation/ Structural Hazard



Interior Dilapidation





Faulty Weather Protection / Electrical Hazard





Interior Dilapidation





Timeline of Events

August 18, 2022 – Case opened for vacant, unsecured, dilapidated structure. Sent first notice to owners located in Ohio.
August 30, 2022 – No action taken by owner. Second notice sent to owner in Ohio.
September 9, 2022 – Phone call from property owner's daughter to let me know they are trying to get the property repaired.
May 30, 2023 – Due to inaction by property owners to take any responsibility for the property the dilapidated case was closed and a condemnation case was opened.
June 1, 2023 – Affidavit of condemnation was filed at the county clerk.
June 5, 2023 – Condemnation notice and 30/60 were sent to the property owners.
June 23, 2023 – Received mail from property owner stating that they have attempted to get contractor in Abilene but were unsuccessful due to cost. They attempted to sell but buyer backed out. Owner stated they were continuing to look for a contractor. Owner visited the property in September 2022 and tried to find contractors.
October 4, 2023 – No further contact from owner. No plan of action submitted. No permit applied for.
October 9, 2023 – Posted notice of hearing on structure.
October 11, 2023 – Notice of hearing sent to property owner.
October 13, 2023 – Discovered that property had been previously condemned in March 1999 and then released from condemnation on June 29, 2000 while under the same ownership it is under currently.

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 1233 Kirkwood St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/1/2023

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-004017: 1858 Sycamore St. (BELMONT ADDN, BLOCK 15, LOT 8 & S3 OF 7, TAYLOR COUNTY, TEXAS), Owner: Legacy Dwelling, LLC**

GENERAL INFORMATION

Owner: Legacy Dwelling, LLC
Sq Ft: 1,862
Structural: Poor
Foundation: Unknown
Value: $70,629
Total Value: $73,194
Delinquent Tax: $0.00
City Liens: None

SPECIAL CONSIDERATIONS

July 30, 2023 – Structure fire occurred. Property was and still is occupied. Fourth fire of a residence owned by Legacy Dwelling LLC/Guy Shaver since Feb 6, 2021. Utility services disconnected.
August 1, 2023 – First inspection of property. Made contact with occupants. Occupants allowed us to inspect interior of home. Found interior fire damage, hazardous electrical, and hoarding conditions inside.
August 25, 2023 – First contact with owner to inquire what his plans were for the property and occupants. He said he was going to come to town to look at property and evict tenants.
August 29, 2023 – Affidavit of condemnation filed at county clerk.
September 1, 2023 – Contacted owner to ask about plans for occupants. He said he was still "working on it." Owner was sent condemnation notice and 30/60.

September 21, 2023 – Spoke to owner about relocating occupants again. He wasn't sure how to go about eviction. Said he would be in town the following week to meet with Code and formulate a plan. Owner cancelled meeting.
October 3, 2023 – Inspected property. Found individual sleeping inside of carport. Property still has two occupants. Occupants told us owner has given them permission to stay and either he or they should obtain a repair permit for the house.
October 9, 2023 – Posted notice of November Board hearing on structure. Sent notice of violation to owner for allowing occupancy of a condemned structure.
October 11, 2023 – Sent notice of November board 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 November 1, 2023.

ATTACHMENTS:

1. 20231101_23-004017_1858 Sycamore St 20231101_23-004017_1858 Sycamore St.pptx

Case #23-004017

1858 Sycamore 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 Warranty Deed Naming **Legacy Dwelling, LLC** as owner

- **TAYLOR COUNTY** – Shows **Legacy Dwelling, LLC** to be the owner.

- **SECRETARY OF STATE** – Shows Legacy Dwelling, LLC to have forfeited existence; entity is listed as inactive

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since July 28, 2023

- Search reveals **Legacy Dwelling, LLC** to be the owner.

Public Notice



Front East Side



Rear West Side



Rear West Side



North Side



South 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





Structural Hazards





Interior Conditions / Inadequate Sanitation



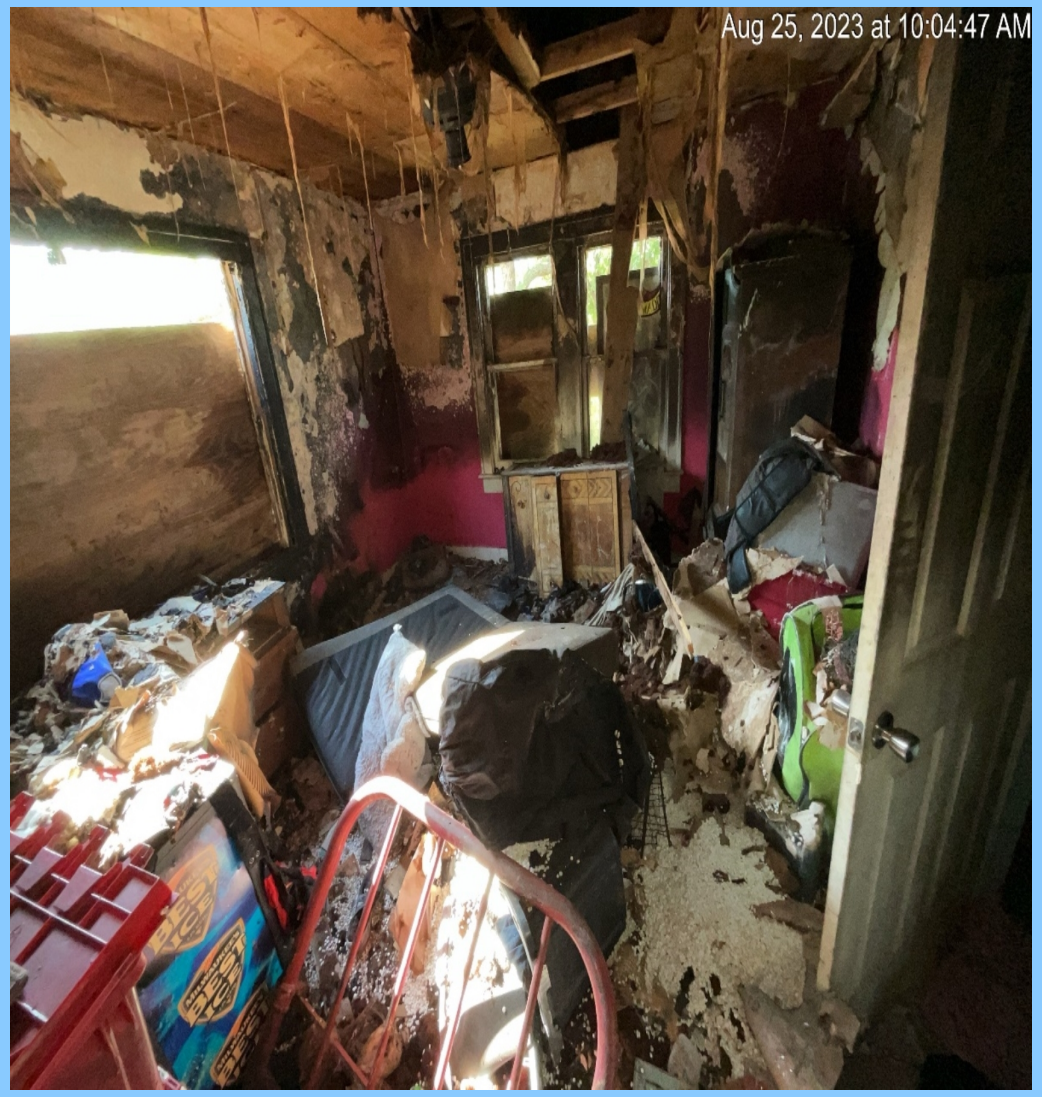


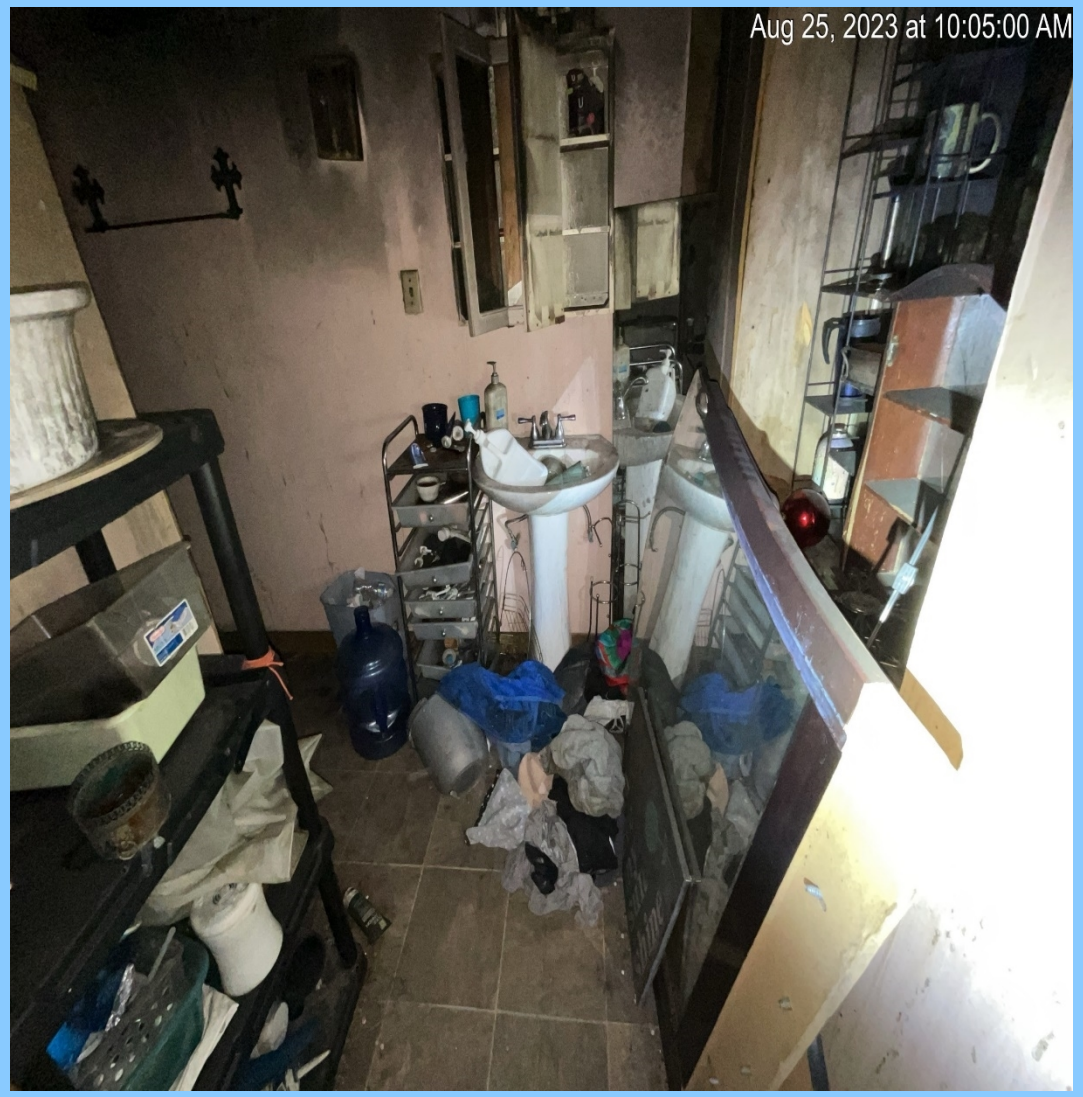
Interior Conditions / Hazardous Electrical





Interior Conditions / Inadequate Sanitation





Interior Conditions / Inadequate Sanitation





Nuisance





Timeline of Events

- **July 30, 2023 –** Structure fire occurred. Property was and still is occupied. Fourth fire of a residence owned by Legacy Dwelling LLC/Guy Shaver since Feb 6, 2021. Utility services disconnected.
- **August 1, 2023 –** First inspection of property. Made contact with occupants. Occupants allowed us to inspect interior of home. Found interior fire damage, hazardous electrical, and hoarding conditions inside.
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Staff Recommendation:

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

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

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

End of 1858 Sycamore St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:11/1/2023

TO:

FROM:

SUBJECT: **551.071 (Consultation with Attorney)**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: