



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 February 7, 2024 at 8:30 a.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

- A. Public hearing and possible approval of January 3, 2024 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# 23-000084: 2324 N 3rd St. (PECAN PARK, BLOCK P, LOT 16 REP, TAYLOR COUNTY, TEXAS), Owner: Hall, David M & Linda Lee
- B. Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-000326: 926 Hickory St. (LOT 102 180 1-COMPERE ABL OT REPLAT, TAYLOR COUNTY, TEXAS), Owner: Dressen Family Irrevocable Trust
- C. 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

- D. Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-003173: 625 Mesquite St. (OT ABILENE TIF #1, BLOCK 105, LOT 10, TAYLOR COUNTY, TEXAS), Owner: Wright, Clifford S Lf Est
- E. Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-003902: 1034 S. 12th St. (NORTHINGTON, JAMES, BLOCK B, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Key, J T & Louise
- F. Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-004933: 1158 Lillius St. (LAKESIDE ADDN, BLOCK 18, LOT S32 FT LT 1 & N34 FT LT 2, TAYLOR COUNTY, TEXAS), Owner: Gonzales, Mary Lou

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 31st day of January, 2024, at 3:45 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



**Board of Building Standards
Agenda Memo**

Meeting Date:2/7/2024

TO:

FROM:

**SUBJECT: Public hearing and possible approval of January 3, 2024 Board of
Building Standards meeting minutes.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 010324 BoBS Minutes

010324 BoBS Minutes.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
January 3, 2024 - 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. 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. Stephen Garrison, Code Compliance Manager
Mr. Robert Marsh, Property Maintenance Inspector
Mr. Ricky Wright Jr., Property Maintenance Inspector
Ms. Teri Dollar, Property Maintenance Inspector
Ms. Christi Jones, Administrative Assistant

Others Present: Mr. Tony Ortiz (2333 N Mockingbird Ln)
Mr. Kevin Batten (1941 Victoria St)
Mr. Ntibashirinzigo Metoucela (1817 N 10th St)
Mr. Ulises Flores (2458 Fannin St)

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes of the last meeting, December 6, 2023, were provided in advance to Board Members for review.

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

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

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

NAYS: None
ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-003191: 2333 N. Mockingbird St. (WOODLAND ADDN 2ND FILING, BLOCK 5, LOT 43, TAYLOR COUNTY, TEXAS), Owner: Ortiz, Mauro Antonio

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) Chapter 19, Sec 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 rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits.

Public Hearing: Mr. Beard opened the public hearing. Mr. Ortiz presented that he was having financial issues. He stated that he has financing in place to continue the work at this time. He stated that he can comply with the staff recommendations.

There being no other speakers, Mr. Beard closed the public hearing.

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

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

NAYS: None

ABSTAIN: None

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

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

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

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

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

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

Mr. 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 and was seconded by Mr. Allred, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, 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 and was seconded by Mr. Allred, motion passed.

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-001560: 1941 ½ Victoria St (COLLEGE HEIGHTS, BLOCK 56, LOT 11 & 12, TAYLOR COUNTY, TEXAS), Owner: Batten, David K & Christina M

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

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

Public Hearing: Mr. Beard opened the public hearing. Mr. David Batten presented. He reported that he is waiting on a contractor to become available to assess the structure. He stated that his

goal is to fix it, but that he understands it may need demolition. He stated that he will know something this month. He stated that he can follow the staff recommendation.

There being no other speakers, Mr. Beard closed the public hearing.

Mr. Duggar 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. 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, TAYLOR COUNTY, TEXAS), Owner: Huddleston, Gary and Margie

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

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

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

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

Mr. McBrayer made a motion that the 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. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-001799: 1817 N 10th St. (LAKESIDE ADDN, BLOCK 3, LOT W51 E122 LTS 1&2, TAYLOR COUNTY, TEXAS), Owner: Methoucela, Ntibashirinzingo

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

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

Public Hearing: Mr. Beard opened the public hearing. Mr. Methoucela stated that he purchased the property through an owner-finance agreement in 2019. He stated that he has had issues with financing off and on since that time. He stated that the plumbing under the house leaks and that is why the water if turned off. He stated that a contractor had taken his money and not done the work. He stated that he has managed to pay the taxes on the property until recently and still wants to fix it. He stated that he can comply with the staff recommendation.

There being no other speakers, Mr. Beard closed the public hearing.

Mr. Duggar 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. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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

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 8, Sec. 8-554, Chapter 19, 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

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

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

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

Mr. Duggar 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. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 23-004015: 1002 Cedar St. (1 203 2 E C&M OT ABL, TAYLOR COUNTY, TEXAS), Owner: Vasquez, Andres Vielma

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 8, Sec. 8-554 (3), Chapter 19, Sec. 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. Wyatt 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. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004688: 1502 Mulberry St. (COLLEGE HEIGHTS, BLOCK 27, LOT 7 & 8, TAYLOR COUNTY, TEXAS), Owner:
Cortez, Blanca S

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 8, Sec. 8-554, Chapter 19, Sec. 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

Mr. Marsh advised the Board that since 2022 the residence has had a structure fire, remained unsecured until the City intervened securing the structure twice, had multiple complaints of vagrant activity, and had an emergency demolition of a detached shed. The staff recommended the 30/60 plan to repair the structure. After some discussion, and the opportunity for public input, a revised order was voted on and passed.

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

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

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

Mr. Allred made a motion that the property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mr. McBrayer, motion passed.

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

NAYS: Mr. Beard

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. McBrayer, motion passed.

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

NAYS: Mr. Beard

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 23-004765: 1413 Delano St. (LEON STEVENSON, LOT W100 S132 LT 2, TAYLOR COUNTY, TEXAS), Owner: Flores, Ulises

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

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

Unlawful Structure, IPMC 2021, Sec. 111 Para 111.1.4

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

Structure unfit for human habitation, Chapter 19, Sec 19-15 (4)

Vehicles Not Stored on Improved Parking Surface, Chapter 19, Sec 19-15 (20)

Staff recommended 60 days to provide a Plan of Action including a timeframe for repair and cost estimates and obtain all permits, and if this is done, 60 days to obtain rough-in inspections, and if this is done, all final inspections shall be completed by the expiration of all permits.

Ms. Messer advised the board that they can only order 90 days total time. After some discussion, a revised order was voted on and passed.

Public Hearing: Mr. Beard opened the public hearing. Mr. Flores (through translator Pedro Lopez) stated that he was told by a neighbor that he did not need any permits to build on this property. He stated that he can comply with the order from the Board.

There being no other speakers, Mr. Beard closed the public hearing.

Order: Owner is to repair – 60 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates and if this is done, 30 days to obtain rough-in

inspections and if this is done, all final inspections shall be completed by the expiration of all permits.

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

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

NAYS: Mr. Dugger

ABSTAIN: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 10:03 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 2/7/2024

TO:

FROM:

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

GENERAL INFORMATION

Owner: Hall, David M & Linda Lee
Sq Ft: 1,600
Structural: Poor
Foundation: Poor
Value: \$58,442
Total Value: \$62,021
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

January 18, 2023 – Property was brought to PMI attention by APD and neighbor reports for vagrant activity in and around the structure. Case opened for dilapidated, unsecured, dangerous structure. Received phone call from property owner, she told us that she is in a nursing home and her son is wanting to renovate and move into home. Home is tied to her Medicare coverage. Found evidence of vagrants staying inside. Structure was secured by city.

February 13, 2023 – Affidavit of condemnation filed at county clerk.

February 14, 2023 – Notice of condemnation and 30/60 letter sent to owner and son of owner.

March 8, 2023 – Voicemail from son, explained he was going to have contractor evaluate and provide estimate on foundation repair to see if house is worth renovating.

March 20, 2023 – Son let me know he was working on plan of action and would send to me as soon as complete.

May 5, 2023 – No further contact from son. No plan of action received. No permit applied for.

May 9, 2023 – Notice of June hearing sent to property owner and son.

May 11, 2023 – Notice of hearing posted on structure.

June 7, 2023 – Board ordered 30-60.

June 9, 2023 – Board decision sent to property owner and property owner's son.

June 9, 2023 – Building Official approved plan of action to apply for permit. Property owner's son was notified.

July 27, 2023 – Emailed owner's son to remind him he still needs to apply for permit.

September 28, 2023 - Contacted Garrett Hall by email to let him know permit has been in review since Sep 8th and he needs to submit docs to engineering and permitting so the review process can continue. He contacted me back and I provided him with contact numbers to engineering and permitting so they can explain directly to him what documents they need.

December 4, 2023 – City engineering and permitting department are still awaiting documents from owner to continue the permit application process that has been on hold since September 8th. Contacted owner again today and instructed him to follow up with engineering and permitting department. Asked Mr. Hall to let me know when engineering requirements are met.

December 29, 2023 – No update from Mr. Hall. No movement on permit application.

January 8, 2024 – Notice of February hearing posted on structure.

January 10, 2024 – Notice of February hearing sent to property owner and son.

January 22, 2024 – Reached out to Garrett Hall by phone. He stated he is finding it financially difficult to come up with the money to work on the house. He said he only needs to provide document to engineering and pay a fee. He was advised of potential hearing outcomes. He said he would try to have someone come to the hearing.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMOLITION

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

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on February 7, 2024

ATTACHMENTS:

- | | | |
|----|-----------------------------------|--|
| 1. | 20240207_Slides Intro | 20240207_Slides Intro.pptx |
| 2. | 20240207_23-000084_2324 N. 3rd St | 20240207_23-000084_2324 N. 3rd St.pptx |

BOARD OF BUILDING STANDARDS

February 7, 2024



PUBLIC NOTICE – February 7, 2024 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, February 7, 2024 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 2324 N 3rd St., Abilene, TX 79603; 926 Hickory St., Abilene, TX 79601; 1233 Kirkwood St., Abilene, TX 79603; 625 Mesquite St., Abilene, TX 79601; 2041 Graham St., Abilene, TX 79603; 1126 Houston St., Abilene, TX 79601; 1034 S. 12th St., Abilene, TX 79602; 1158 Lillius 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.



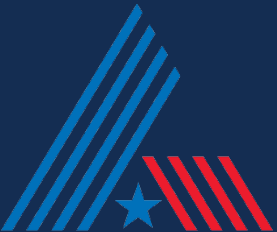
CASE #23-000084

2324 N. 3rd St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Warranty Deed with Vendor's Lien naming **David M. Hall and Linda Lee Hall** as the owner.
- **TAYLOR COUNTY** – Shows **David M. Hall and Linda Lee Hall** 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 March 20, 2020
- Search reveals **David M. Hall and Linda Lee Hall** to be the owner.



Public Notice

Jan 8, 2024 at 10:42:21 AM



Front South Side

Jan 18, 2024 at 9:21:22 AM

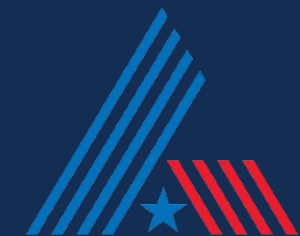


Rear North Side



East Side

May 11, 2023 at 10:27:14 AM



West Side

May 11, 2023 at 10:25:22 AM



Substandard Code Violations

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

- Inadequate Sanitation, Chapter 8, Sec. 8-554 (1)
- Structural 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)
- Faulty Weather Protection, Chapter 8, Sec. 8-554 (7)
- Inadequate Exits, Chapter 8, Sec. 8-554 (10)



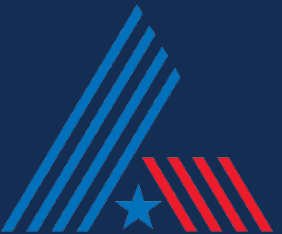
Exterior Dilapidation



Inadequate Sanitation



Inadequate Sanitation



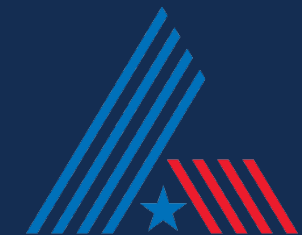
Structural Hazards



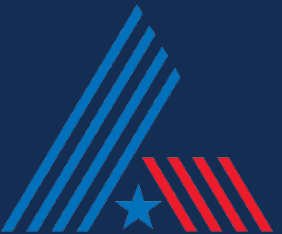
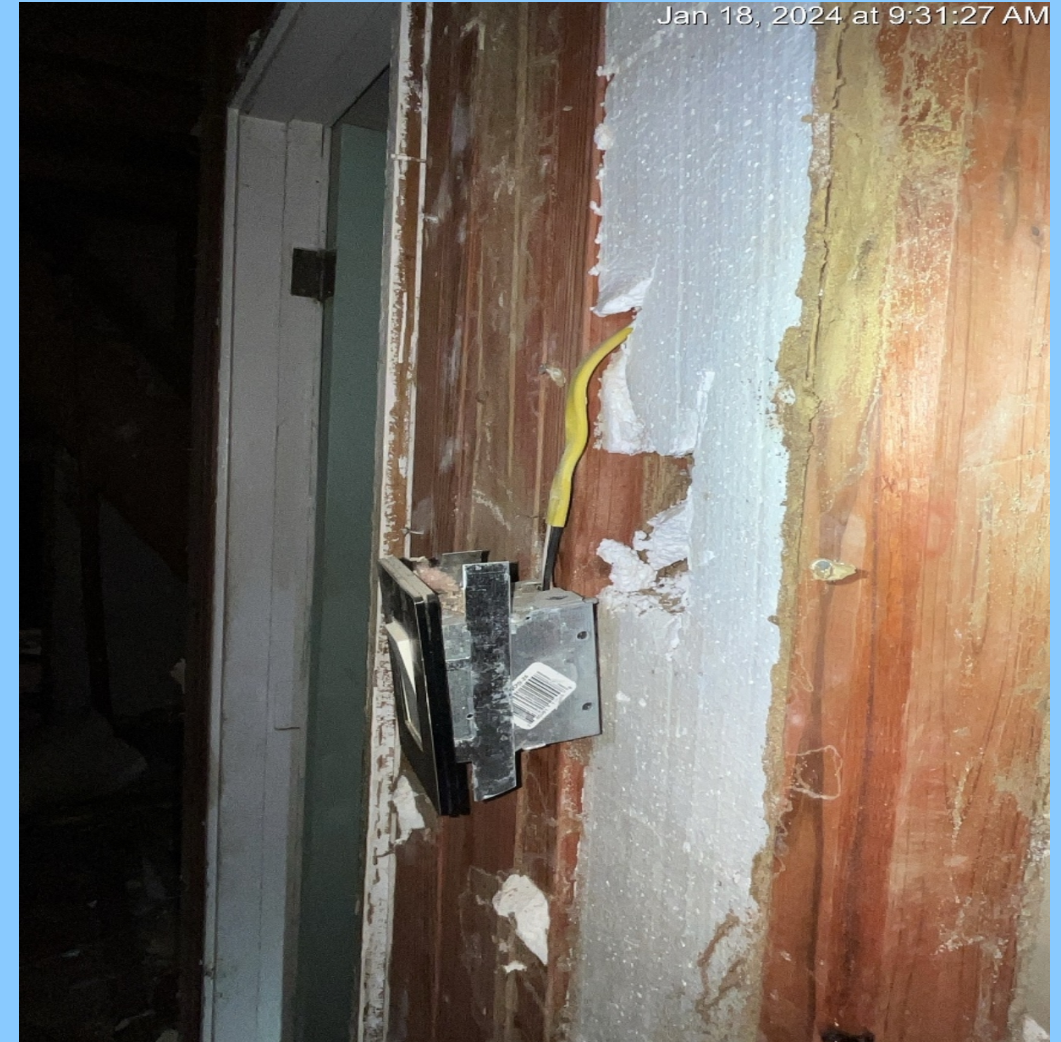
Nuisance



Hazardous Electrical



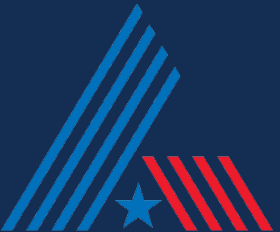
Hazardous Electrical



Hazardous Plumbing



Hazardous Plumbing



Timeline of Events

- **January 18, 2023** – Property was brought to our attention by APD and neighbor reports for vagrant activity in and around the structure. Case opened for dilapidated, unsecured, dangerous structure. Received phone call from property owner, she told us that she is in a nursing home and her son is wanting to renovate and move into home. Home is tied to her Medicare coverage. Found evidence of vagrants staying inside. Structure was secured by city.
- **February 13, 2023** – Affidavit of condemnation filed at county clerk.
- **February 14, 2023** – Notice of condemnation and 30/60 letter sent to owner and son of owner.
- **March 8, 2023** – Voicemail from son, explained he was going to have contractor evaluate and provide estimate on foundation repair to see if house is worth renovating.
- **March 20, 2023** – Son let me know he was working on plan of action and would send to me as soon as complete.
- **May 5, 2023** – No further contact from son. No plan of action received. No permit applied for.
- **May 9, 2023** – Notice of June hearing sent to property owner and son.
- **May 11, 2023** – Notice of hearing posted on structure.



Timeline of Events

- **June 7, 2023 – Board ordered 30-60.**
- **June 9, 2023 –** Board decision sent to property owner and property owner's son.
- **June 9, 2023 –** Building Official approved plan of action to apply for permit. Property owner's son was notified.
- **July 27, 2023 –** Emailed owner's son to remind him he still needs to apply for permit.
- **September 28, 2023 -** Contacted Garrett Hall by email to let him know permit has been in review since Sep 8th and he needs to submit docs to engineering and permitting so the review process can continue. He contacted me back and I provided him with contact numbers to engineering and permitting so they can explain directly to him what documents they need.
- **December 4, 2023 –** City engineering and permitting department are still awaiting documents from owner to continue the permit application process that has been on hold since September 8th. Contacted owner again today and instructed him to follow up with engineering and permitting department. Asked Mr. Hall to let me know when engineering requirements are met.
- **December 29, 2023 –** No update from Mr. Hall. No movement on permit application.
- **January 8, 2024 –** Notice of February hearing posted on structure.
- **January 10, 2024 –** Notice of February hearing sent to property owner and son.
- **January 22, 2024 –** Mr. Hall called to say that he did not have the money to work on the home. He said he would try to have someone at the hearing.



Staff Recommendation:

Findings:

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

Order:

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



End of 2324 N. 3rd St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/7/2024

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-000326: 926 Hickory St. (LOT 102 180 1-COMPERE ABL OT REPLAT, TAYLOR COUNTY, TEXAS), Owner: Dressen Family Irrevocable Trust

GENERAL INFORMATION

Owner: Dressen Family Irrevocable Trust

Sq Ft: 1,300

Structural: Poor

Foundation: Poor

Value: \$13,650

Total Value: \$14,650

Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

July 22, 2022 – Case opened for dilapidated structure.

August 1, 2022 – Phone call from owner stating he would demo in 90 days.

February 28, 2023 – Opened condemnation case. Condemnation affidavit was recorded at county clerk. Notices were sent to the property owner.

April 13, 2023 – Owner hired demo contractor, demo contractor obtained demo permit.

October 9, 2023 – Demo permit expired. Demo never started.

January 8, 2024 – Notice of February hearing posted on structure.

January 10, 2024 – Notice of February 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 February 7, 2024.

ATTACHMENTS:

1. 20240207_23-000326_926 Hickory St 20240207_23-000326_926 Hickory St.pptx

Case #23-000326

926 Hickory St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Special Warranty Gift Deed naming **EDWARD RUSSELL DRESSEN, JR., and any successors in trust, under the DRESSEN FAMILY IRREVOCABLE TRUST**
- **TAYLOR COUNTY** – Shows **Dressen Family Irrevocable Trust** 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
- Search reveals **Dressen Family Irrevocable Trust** to be the owner.



Public Notice

Jan 8, 2024 at 10:27:55 AM



NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
FEBRUARY 1, 2024 AT 9:00 A.M.
All interested parties are urged to attend.
CITY OF ABILENE

Owner Rights and Responsibilities
At the hearing you should be prepared to present the following information:
1. Specific time frame needed to complete repairs.
2. Specific scope of repair work to be completed.
3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.
You have a right to hire an attorney to represent you at the hearing.
You have a right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

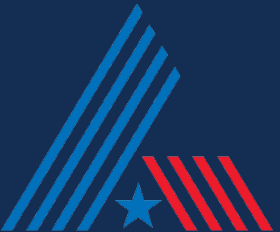
“NOTICE”
THIS BUILDING IS UNFIT FOR
HUMAN HABITATION AND IS
CONDEMNED BY THE CITY
OF ABILENE


CONTACT CITY OF ABILENE 325-676-6241
CITY OF ABILENE 1001 E. 10TH AVE. SUITE 100 ABILENE, TX 79601

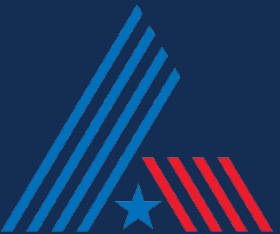


Front East Side

Jan 18, 2024 at 9:54:46 AM



Rear West Side



Rear West Side

Jan 18, 2024 at 10:00:59 AM



North Side



South Side

Jan 18, 2024 at 9:55:14 AM



Substandard Code Violations

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

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural 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)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



Exterior Dilapidation / Faulty Weather Protection



Exterior Dilapidation / Faulty Weather Protection



Interior Dilapidation / Structural Hazards



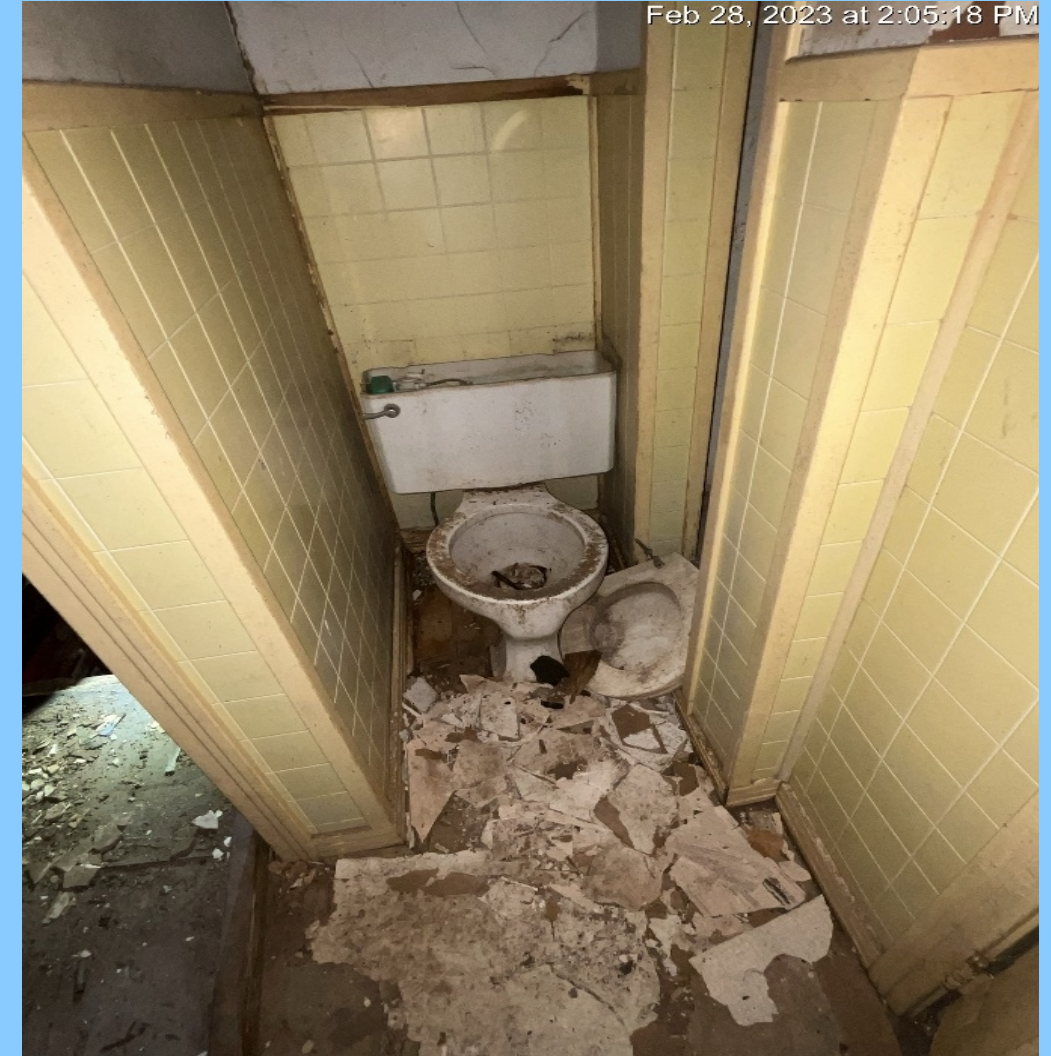
Interior Dilapidation / Structural Hazards



Interior Dilapidation / Inadequate Sanitation



Interior Dilapidation / Inadequate Sanitation



Timeline of Events

- **July 22, 2022** – Case opened for dilapidated structure.
- **August 1, 2022** – Phone call from owner stating he would demo in 90 days.
- **February 28, 2023** – Opened condemnation case. Condemnation affidavit was recorded at county clerk. Notices were sent to the property owner.
- **April 13, 2023** – Owner hired demo contractor, demo contractor obtained demo permit.
- **October 9, 2023** – Demo permit expired. Demo never started. No contact from property owner.
- **January 8, 2024** – Notice of February hearing posted on structure.
- **January 10, 2024** – Notice of February hearing sent to property owner.



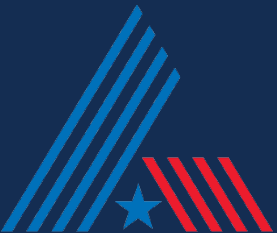
Staff Recommendation:

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 926 Hickory St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/7/2024

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: Unknown
Value: \$50,184
Total Value: \$52,707
Delinquent Tax: \$0.00

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 release June 29, 2000.

November 1, 2023 – Board ordered 30-60.

November 3, 2023 – Decision of Board sent to property owner.

January 8, 2024 – Notice of February hearing posted on structure.

January 10, 2024 – Notice of February hearing sent to property owner.

January 18, 2024 – Received phone call from Deborah Smith who has family connection to the property. She said she is trying to get the property into her name and she had received quotes from contractors but they were too expensive for her. She said she may sell the property. She said she would ask her real estate agent to attend BOBS hearing since she is out of state.

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 February 7, 2024.

ATTACHMENTS:

1. 20240207_23-001916_1233 Kirkwood St 20240207_23-001916_1233 Kirkwood St.pptx

Case #23-001916
1233 Kirkwood St.



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.
- **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

Jan 8, 2024 at 10:34:26 AM



Front West Side

Oct 3, 2023 at 9:39:40 AM



Rear East Side



North Side

Oct 3, 2023 at 9:41:26 AM



South Side

Oct 3, 2023 at 9:40:23 AM



Substandard Code Violations

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

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



Timeline of Events

- **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 release June 29, 2000.
- **November 1, 2023** – **Board ordered 30-60.**
- **November 3, 2023** – Decision of Board sent to property owner.
- **January 8, 2024** – Notice of February hearing posted on structure.
- **January 10, 2024** – Notice of February hearing sent to property owner.
- **January 18, 2024** – Received phone call from individual who has family connection to the property. She said she is trying to get the property into her name and she had received quotes from contractors but they were too expensive for her. She said she may sell the property. She said she would ask her real estate agent to attend BOBS hearing since she is out of state.



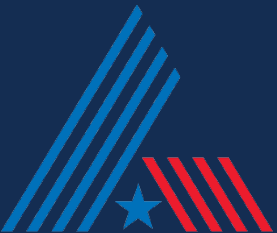
Staff Recommendation:

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 1233 Kirkwood St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/7/2024

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-003173: 625 Mesquite St. (OT ABILENE TIF #1, BLOCK 105, LOT 10, TAYLOR COUNTY, TEXAS), Owner: Wright, Clifford S Lf Est

GENERAL INFORMATION

Owner: Wright, Clifford S LF EST
Sq Ft: 768
Structural: Poor
Foundation: Poor
Value: \$29,695
Total Value: \$31,795
Delinquent Tax: \$450.61

SPECIAL CONSIDERATIONS

July 11, 2023 – Structure found to be unsecured, vacant and dilapidated. Opened condemnation case.

July 19, 2023 – Affidavit of condemnation was recorded at the county clerk.

July 20, 2023 – Notice of condemnation and 30-60 were sent to address of record for property owner.

July 24, 2023 – Son of owner received notices. Came into City Hall and said he would look into getting property put into his name to try to sell it.

August 11, 2023 – Sent notice of condemnation and 30-60 to property owner that is incarcerated. Owner is serving a life sentence.

October 26, 2023 – Notice of public hearing posted on structure.

November 6, 2023 – Notice of hearing sent to property owner.

December 28, 2023 – Potential buyer stated she was trying to have the deed transferred. She was advised that if she is able to get the transfer, she will need to be ready to submit a Plan of

Action as soon as possible.

January 3, 2024 – Received a call from individual attempting to obtain power of attorney from the owner so she could rent the property for the owner. She was advised that if she is able to obtain power of attorney, she would need to contact our office as soon as possible to discuss options.

January 8, 2024 – Notice of February hearing posted on structure.

January 10, 2024 – Notice of February hearing sent to property owner.

January 26, 2024 – Spoke to potential property purchaser. She let me know there was a delay being able to communicate with the incarcerated property owner, but she is back on track to get quitclaim deed in her name soon. Recommended she be at Feb 7th hearing.

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 February 7, 2024.

ATTACHMENTS:

1. 20240207_23-003173_625 Mesquite St 20240207_23-003173_625 Mesquite St.pdf

Case #23-003173

625 Mesquite St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Deed of Life Estate naming **Clifford S. Wright** as owner.
- **TAYLOR COUNTY** – Shows **Clifford S. Wright Life Est** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since December 2020
- Search reveals **Clifford S. Wright** to be the owner.



Public Notice

Jan 8, 2024 at 10:02:10 AM



Front West Side

Nov 14, 2023 at 11:20:12 AM



Rear East Side



North Side



South Side

Nov 14, 2023 at 11:21:14 AM



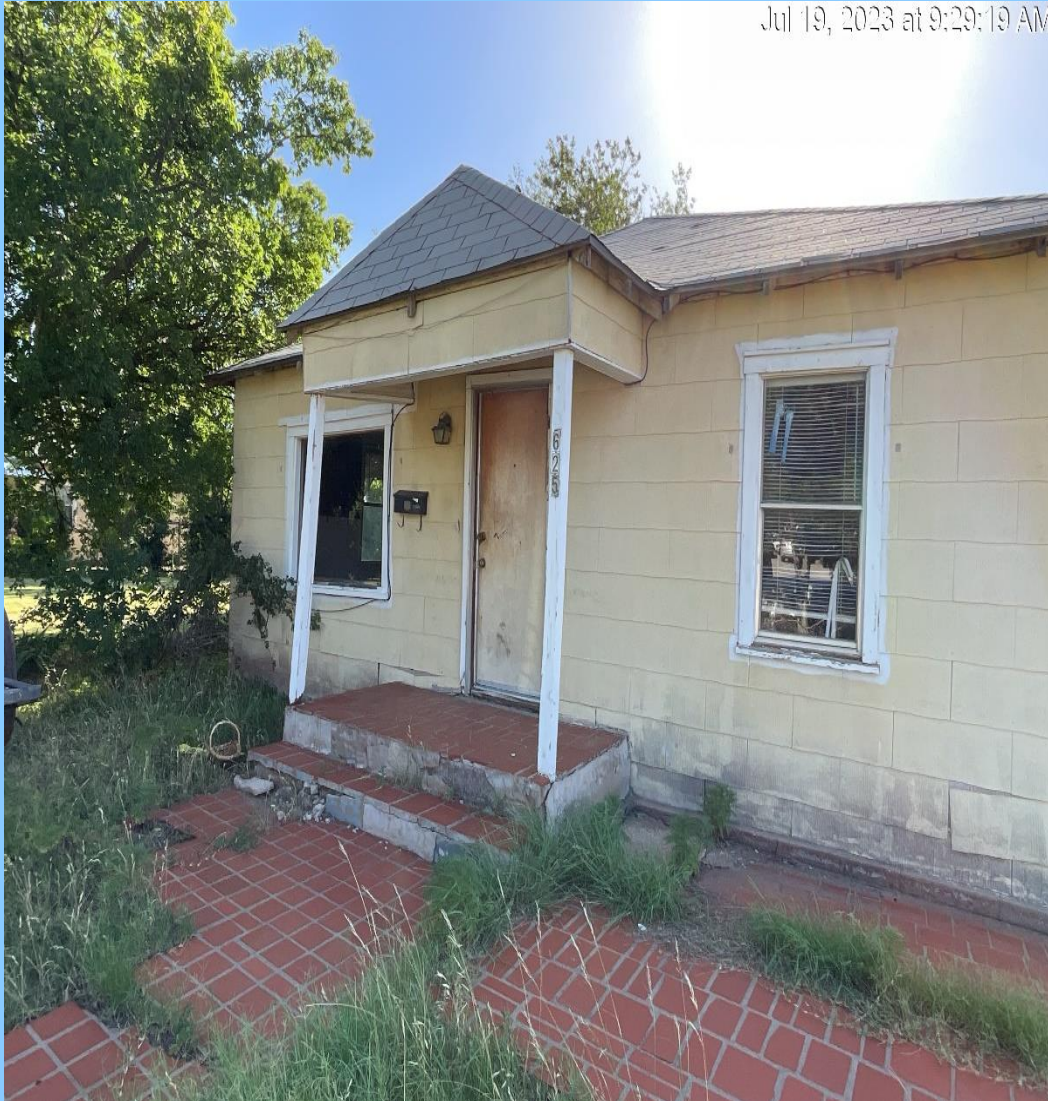
Substandard Code Violations

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

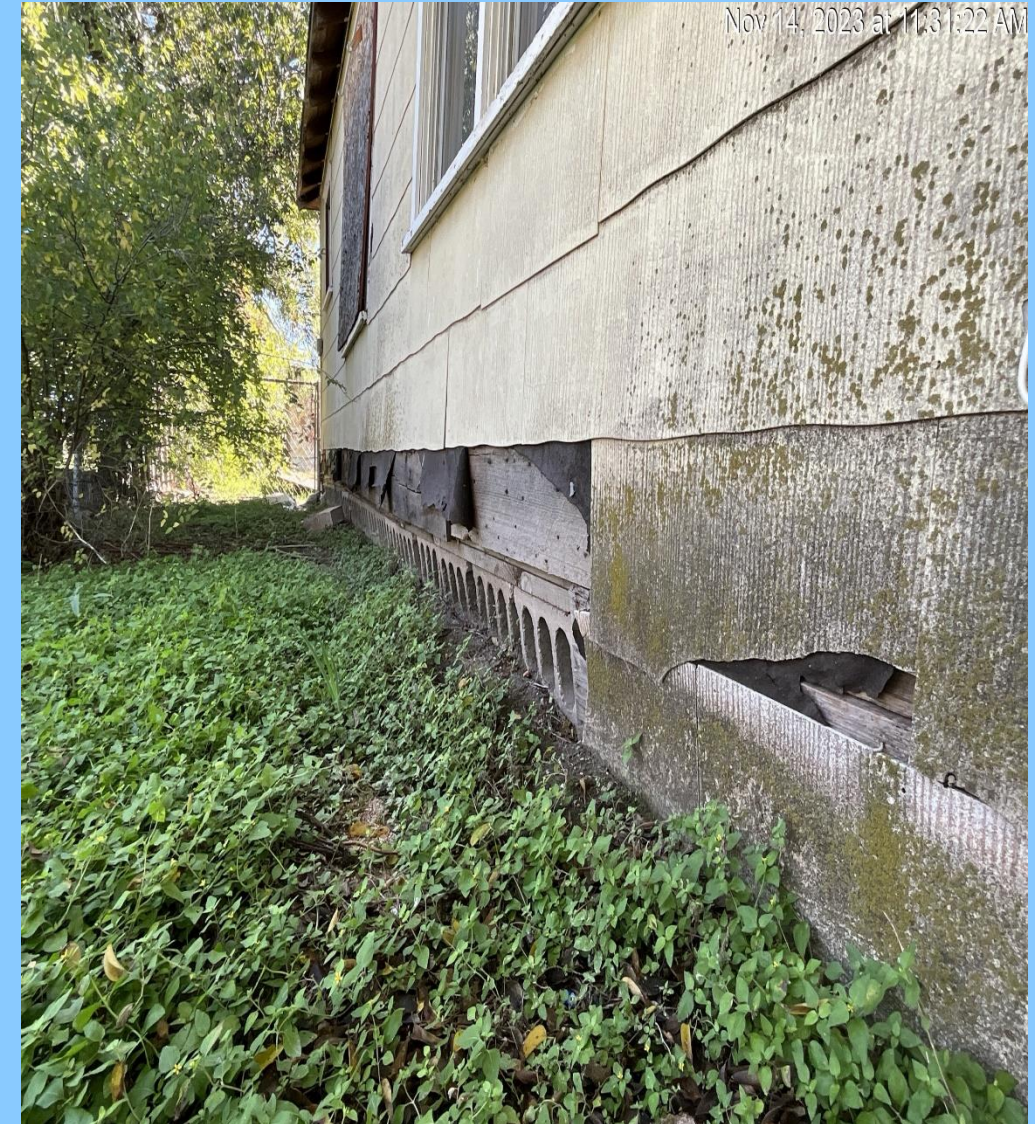
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



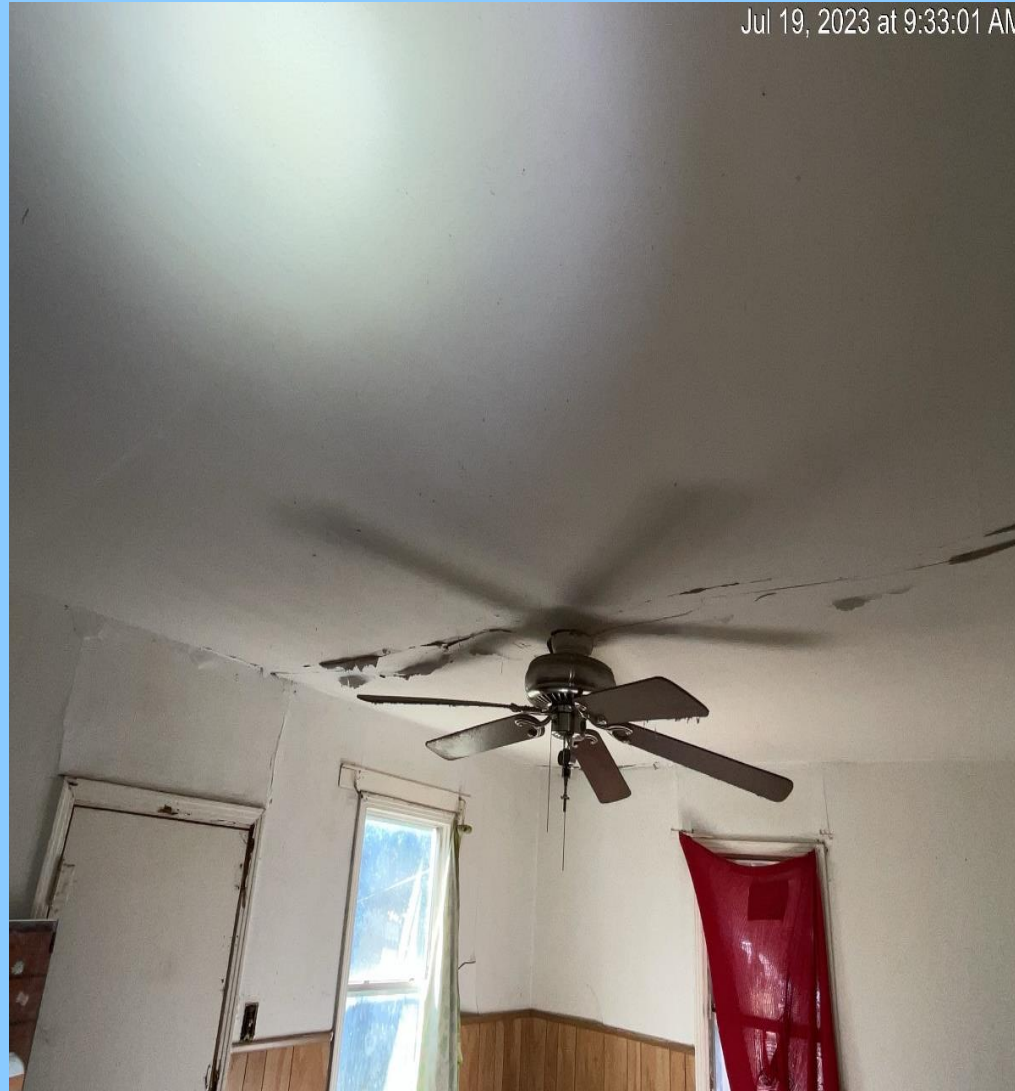
Exterior Dilapidation



Exterior Dilapidation/ Structural Hazard



Interior Dilapidation



Interior Dilapidation/Structural Hazard (foundation wall)



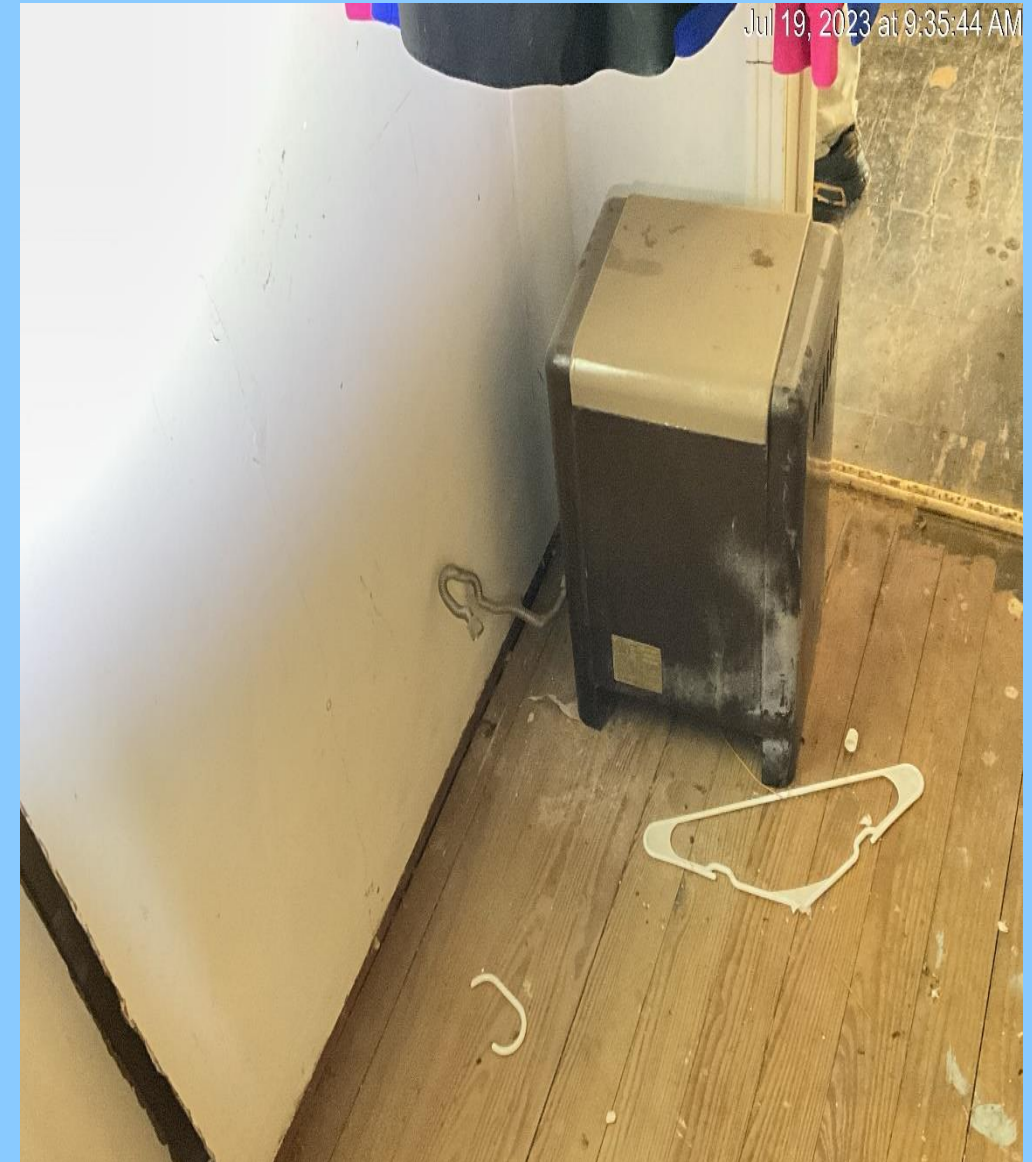
Inadequate Sanitation



Inadequate Sanitation



Hazardous Electrical / Mechanical



Accessory Structure

Nov 14, 2023 at 11:24:12 AM



Accessory Structure



Accessory Structure - Interior Dilapidation



Timeline of Events

- **July 11, 2023** – Structure found to be unsecured, vacant and dilapidated. Opened condemnation case.
- **July 19, 2023** – Affidavit of condemnation was recorded at the county clerk.
- **July 20, 2023** – Notice of condemnation and 30-60 were sent to address of record for property owner.
- **July 24, 2023** – Son of owner received notices. Came into City Hall and said he would look into getting property put into his name to try to sell it.
- **August 11, 2023** – Sent notice of condemnation and 30-60 to property owner that is incarcerated. Owner is serving a life sentence.
- **October 26, 2023** – Notice of public hearing posted on structure.
- **November 6, 2023** – Notice of hearing sent to property owner.



Timeline of Events

- **December 6, 2023 – Board ordered 30-60.**
- **December 7, 2023 -** Board decision sent to property owner.
- **December 28, 2023 –** Spoke to potential buyer of property. Explained if they are unable to transfer deed and pull permit prior to February Board hearing, they should be prepared to present a Plan of Action at this hearing.
- **January 3, 2024 -** Received a call from individual stating she was attempting to get Power of Attorney from the owner. She stated she was interested in renovating the property and renting it for income for the owner in prison.
- **January 8, 2024 –** Notice of February hearing posted on structure.
- **January 10, 2024 –** Notice of February hearing sent to property owner and son.
- **January 26, 2024 –** Spoke to potential property purchaser. She let me know there was a delay being able to communicate with the incarcerated property owner, but she is back on track to get quitclaim deed in her name soon. Recommended she be at Feb 7th 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 625 Mesquite St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/7/2024

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-003902: 1034 S. 12th St. (NORTHINGTON, JAMES, BLOCK B, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Key, J T & Louise

GENERAL INFORMATION

Owner: Key, J T & Louise
Sq Ft: 624
Structural: Poor
Foundation: Poor
Value: \$25,289
Total Value: \$29,107
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

August 10, 2023 – Initial inspection. Found unsecured, vacant, dilapidated structure/unmaintained property.

August 16, 2023 – Condemnation case opened. Property was mowed by city contractor. Grass and weeds were over four feet tall.

August 17, 2023 – Affidavit of condemnation recorded at county clerk. Sent condemnation notice and 30-60 to owner's address of record. USPS tracking shows it was returned to sender. Unable to locate owners at another address.

October 26, 2023 – Posted public notice for hearing on structure.

November 6, 2023 – Notice of hearing sent to property owner's address of record which is 1034 S. 12th St.

December 6, 2023 – BOBS ordered 30-60.

December 13, 2023 – Decision of Board sent to property owner.

January 8, 2024 – Notice of February hearing posted on structure.

January 10, 2024 – Notice of February 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 February 7, 2024.

ATTACHMENTS:

1. 20240207_23-003902_1034 S. 12th St 20240207_23-003902_1034 S. 12th St.pptx

Case #23-003902

1034 S. 12th St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **J. T. Key and wife Louise Key** as owners
- **TAYLOR COUNTY** – Shows **J. T. & Louise Key** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since December 17, 2021
- Search reveals **J. T. & Louise Key** to be the owner.



Public Notice

Jan 8, 2024 at 11:07:53 AM



Front South Side

Nov 16, 2023 at 10:17:05 AM



Rear North Side



East Side

Nov 16, 2023 at 10:18:25 AM



West Side



Substandard Code Violations

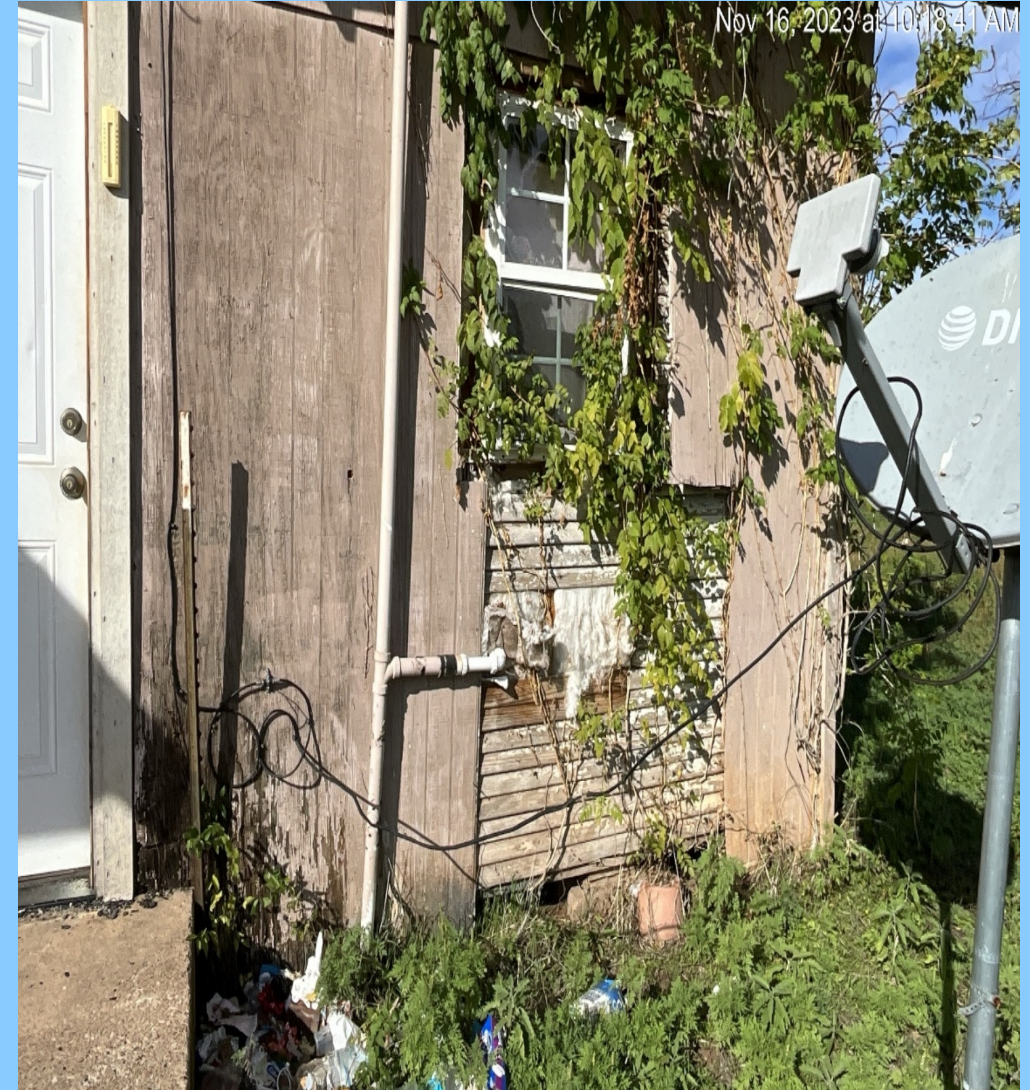
**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15
THE FOLLOWING CONDITIONS EXIST:**

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



Hazardous Plumbing



Interior Dilapidation / Interior Conditions



Inadequate Sanitation



Hazardous Electrical



Timeline of Events

- **August 10, 2023** – Initial inspection. Found unsecured, vacant, dilapidated structure/unmaintained property.
- **August 16, 2023** – Condemnation case opened. Property was mowed by city contractor. Grass and weeds were over four feet tall.
- **August 17, 2023** – Affidavit of condemnation recorded at county clerk. Sent condemnation notice and 30-60 to owner's address of record. USPS tracking shows it was returned to sender. Unable to locate owners at another address.
- **October 26, 2023** – Posted public notice for hearing on structure.
- **November 6, 2023** – Notice of hearing sent to property owner's address of record.
- **December 6, 2023** – Board ordered 30-60.
- **December 13, 2023** – Decision of Board sent to property owner.
- **January 8, 2024** – Notice of February hearing posted on structure.
- **January 10, 2024** – Notice of February hearing sent to property owner.
- **January 26, 2024** – Attempted to reach an heir of property owner to inform them of the board 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 1034 S. 12th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/7/2024

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-004933: 1158 Lillius St. (LAKESIDE ADDN, BLOCK 18, LOT S32 FT LT 1 & N34 FT LT 2, TAYLOR COUNTY, TEXAS), Owner: Gonzales, Mary Lou

GENERAL INFORMATION

Owner: Owner: Gonzales, Mary Lou
Sq Ft: 1,348
Structural: OK
Foundation: OK
Value: \$84,278
Total Value: \$87,900
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

March 13, 2022 – Structure fire in attic affecting ceiling joists and electrical. AEP was contacted and removed electrical meter until repairs are made.

March 24, 2022 – Electrical permit was issued that indicates it is to replace wire to main panel and meter release.

March 25, 2022 – Passed electrical inspection, meter was released. Unknown if owner made fire damaged area known to contractor or electrical inspector for inspection.

September 6, 2023 – Owner of structure made it known to code officer that the house has hazardous electrical wiring on a structure that supposed to be vacant. Utilities are all active. People are frequently found on the premises to include the owner's son.

October 17, 2023 – Due to owner not wanting to let us inside to inspect, an administrative search warrant was served. During the inspection, a City Marshal discovered a small bag of narcotics in the toilet. The City Marshal confirmed with structure occupant that substance was

meth. The house is extremely unsanitary. It is infested with insects and stray cats. There was hazardous electrical all throughout. The house was providing electricity to a shed in the rear that looks to be a living quarters.

October 19, 2023 – Affidavit of condemnation was recorded at the county clerk.

October 19, 2023 – Received phone call from the property owner. She was informed of the condemnation. She was also informed no one may live in the house or shed and the utilities will be shut off by the city. She has told Code Enforcement in the past that no one resides in the house and her son only goes to the house to make sure no one steals anything.

October 20, 2023 – Notice of condemnation and 30-60 were sent to the property owner.

October 24, 2023 – Received a copy of fire report and photos showing results of fire that occurred in March 2022. Verified fire damage to ceiling rafters, electrical damage from fire, and other electrical and fire hazards throughout house.

October 25, 2023 – Sent condemnation notices to Lillius St address listed in Taylor CAD.

October 26, 2023 – Posted condemnation sign and public notice for December board hearing on structure. Spoke to property owner by phone and explained plan of action, permit process, and board hearing.

November 15, 2023 – Met with property owner at City Hall to explain condemnation notices. She asked about the appeal process and did a handwritten appeal while at City Hall.

December 6, 2023 – Board upheld condemnation and issued a 30-60 order and added that exterior of property must be cleaned up in first 30 days.

December 11, 2023 – The property owner called and I explained the decision of the board. I further expressed the Plan of Action and that it needed to be submitted in order to obtain a permit for repair.

December 13, 2023 – Decision of Board sent to property owner.

January 5, 2024 - The property owner called and stated that she had concerns about meeting the requirements of the Board decision due to her being hospitalized. She stated that she is living in a home on Maple Street; however, she is still receiving mail at the Lillius address.

January 10, 2024 – Notice of February hearing posted on structure and Notice of February hearing sent to property owner. The exterior of the property showed a little clean-up progress; however, there is still extensive accumulation in public view. The property owner contacted me later that day to advise me that she is working to make the inside of the residence clean. She stated that she is looking at potentially selling the property. Offered to meet with property owner to inspect inside of structure to get evidence photos of progress on interior to present to the Board.

January 29, 2024 - Performed property inspection. Found all but one junk vehicle to have been removed from the property. Still an excessive amount of junk on all sides of property. No plan of action has been received from the property owner. No permit has been applied for.

There have been 26 Code Enforcement cases here going back to 2018. There are currently 3 active Code Enforcement cases (as of Jan 29, 2024). Under the current property owner, 11 Code Enforcement cases have been opened. Current ownership started in August 2022.

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 February 7, 2024.

ATTACHMENTS:

1. 20240207_23-004933_1158 Lillius St 20240207_23-004933_1158 Lillius St.pdf

Case #23-004933

1158 Lillius St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Quit Claim Deed naming **Mary Lou Gonzales** as owner
- **TAYLOR COUNTY** – Shows **Mary Lou Gonzales** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since November 8, 2023.
- Search reveals **Mary Lou Gonzales** to be the owner.



Public Notice



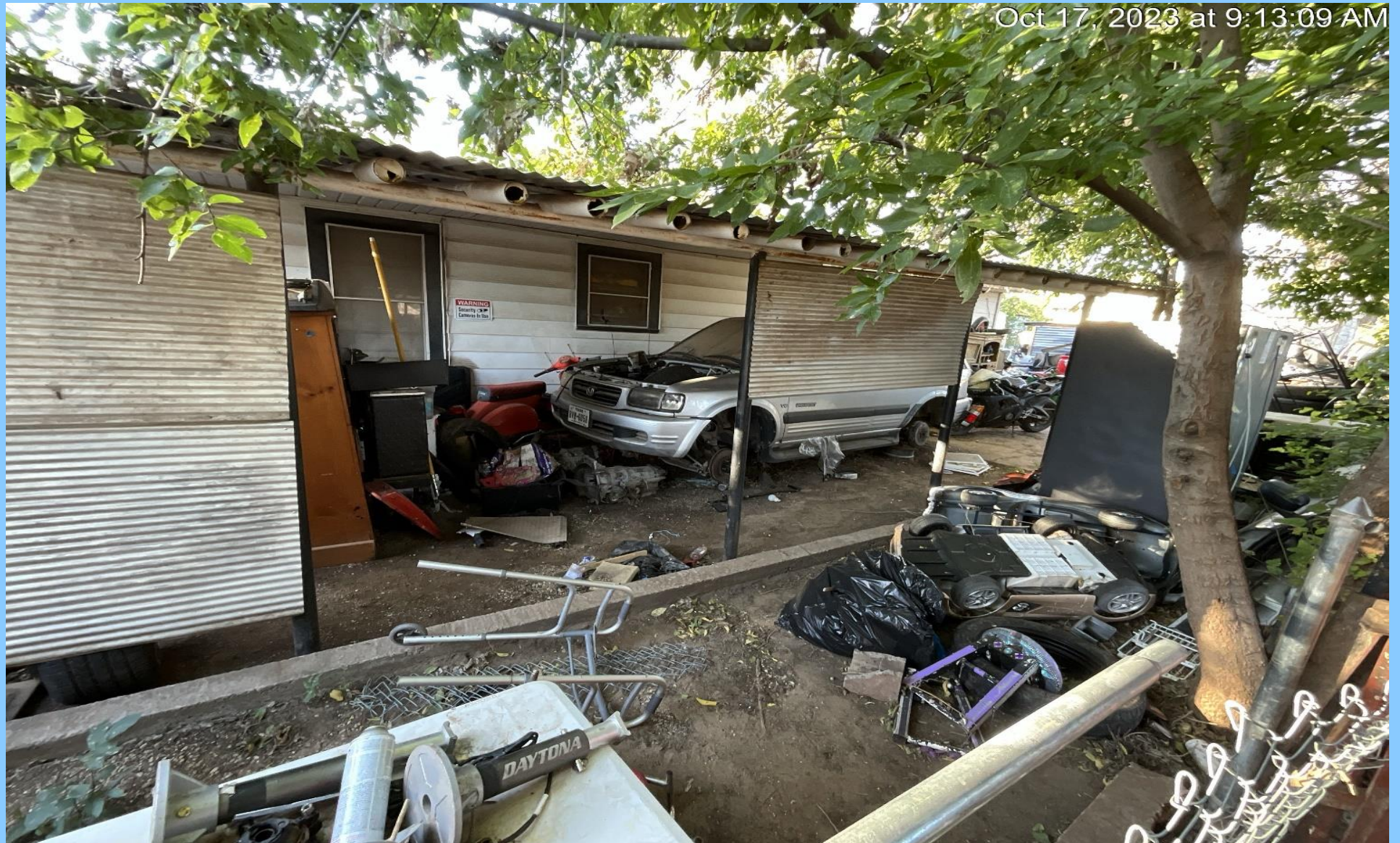
Front East Side



Rear West Side



North Side



South Side

Nov 20, 2023 at 10:39:22 AM



Substandard Code Violations

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

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

Ch. 19, Sec. 19-15 (2) Accumulation of trash and junk

Ch. 19, Sec. 19-15 (3) Conditions that provide harborage for vermin

Ch. 19, Sec. 19-15 (4) Building that is unfit for human habitation and fire hazard

Ch. 19, Sec. 19-15 (9) Illegal activity

- 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 – Current Condition



Exterior – Current Condition



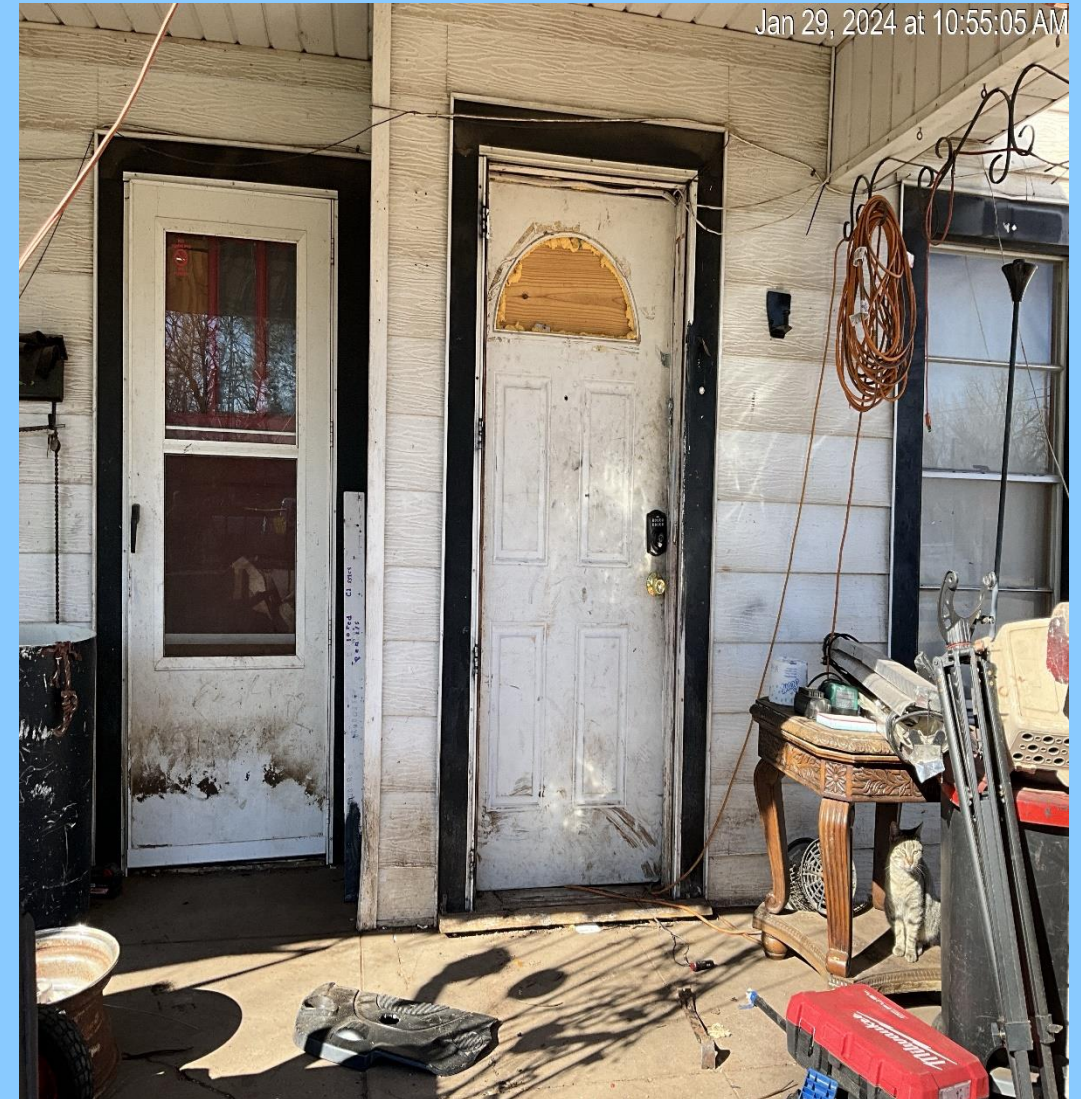
Exterior – Current Condition



Exterior – Current Condition



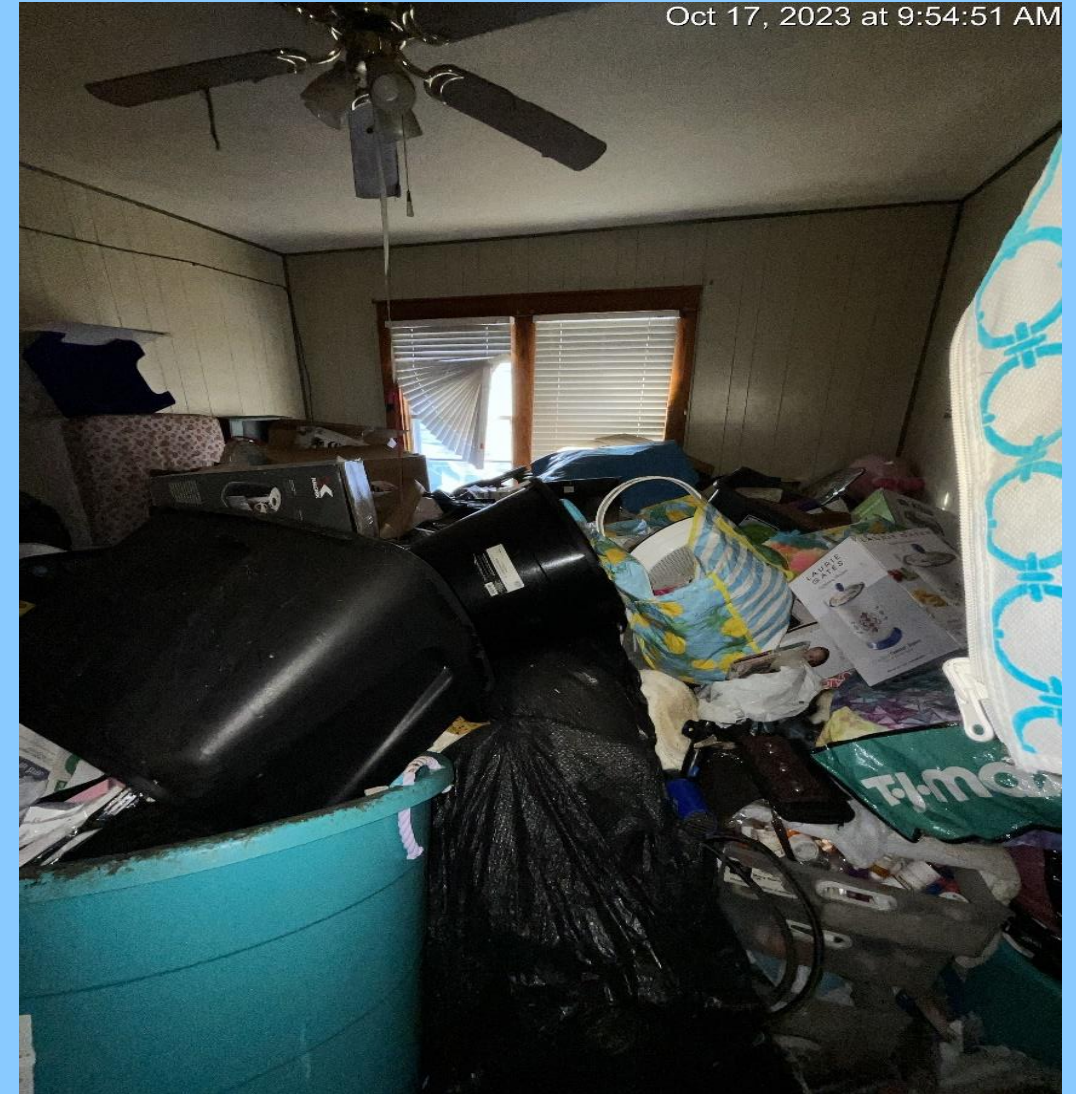
Exterior Electrical Hazards



Exterior Plumbing Hazard



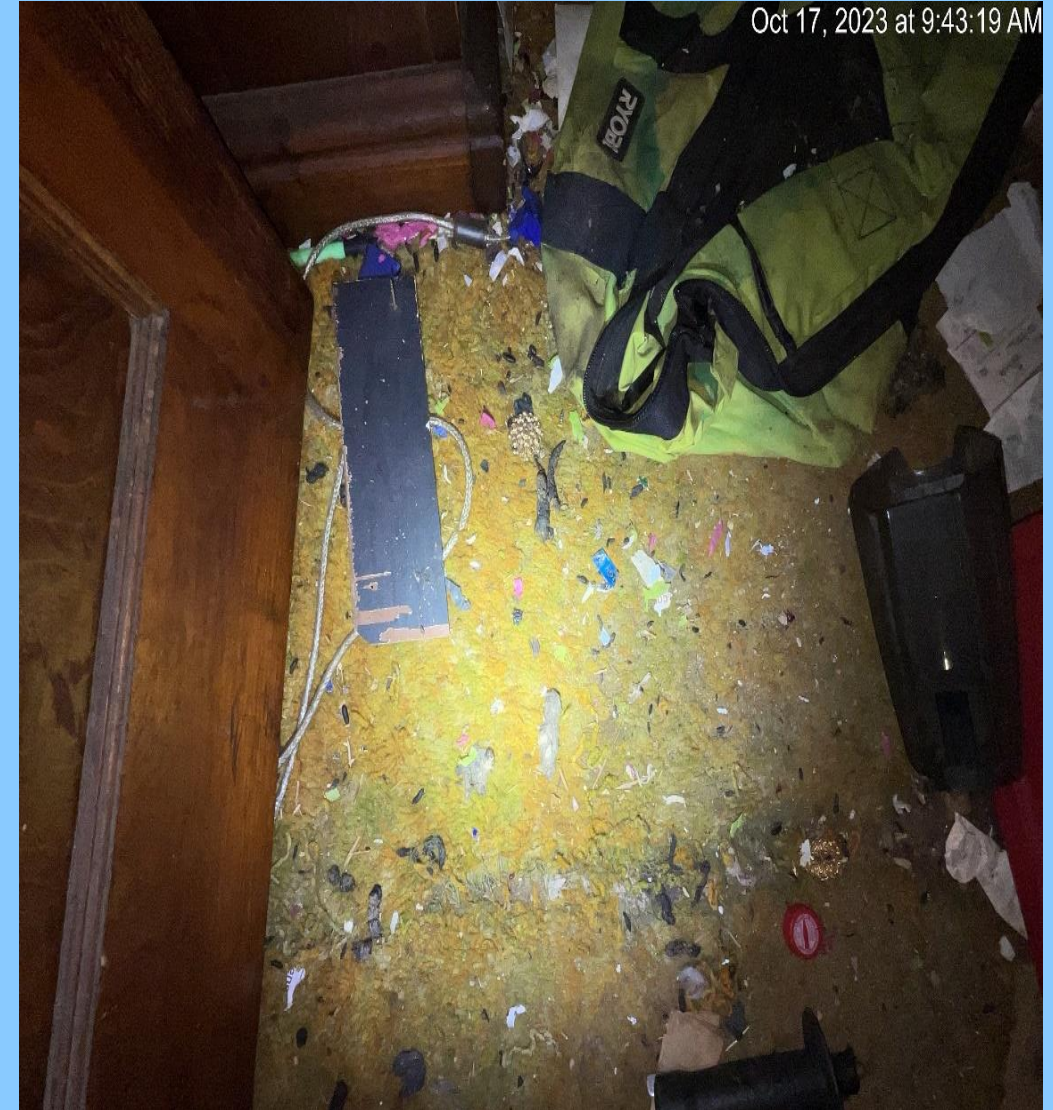
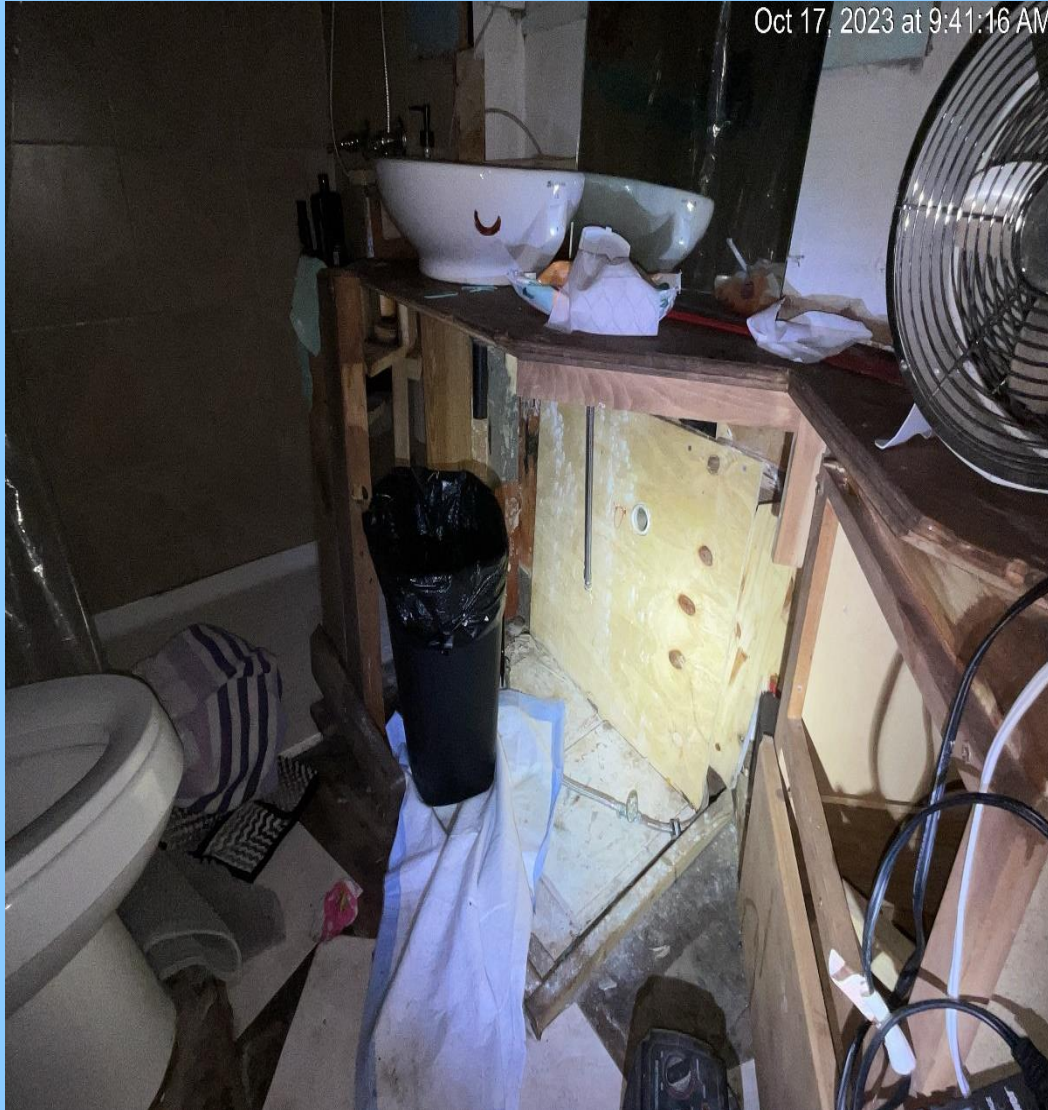
Inadequate Sanitation



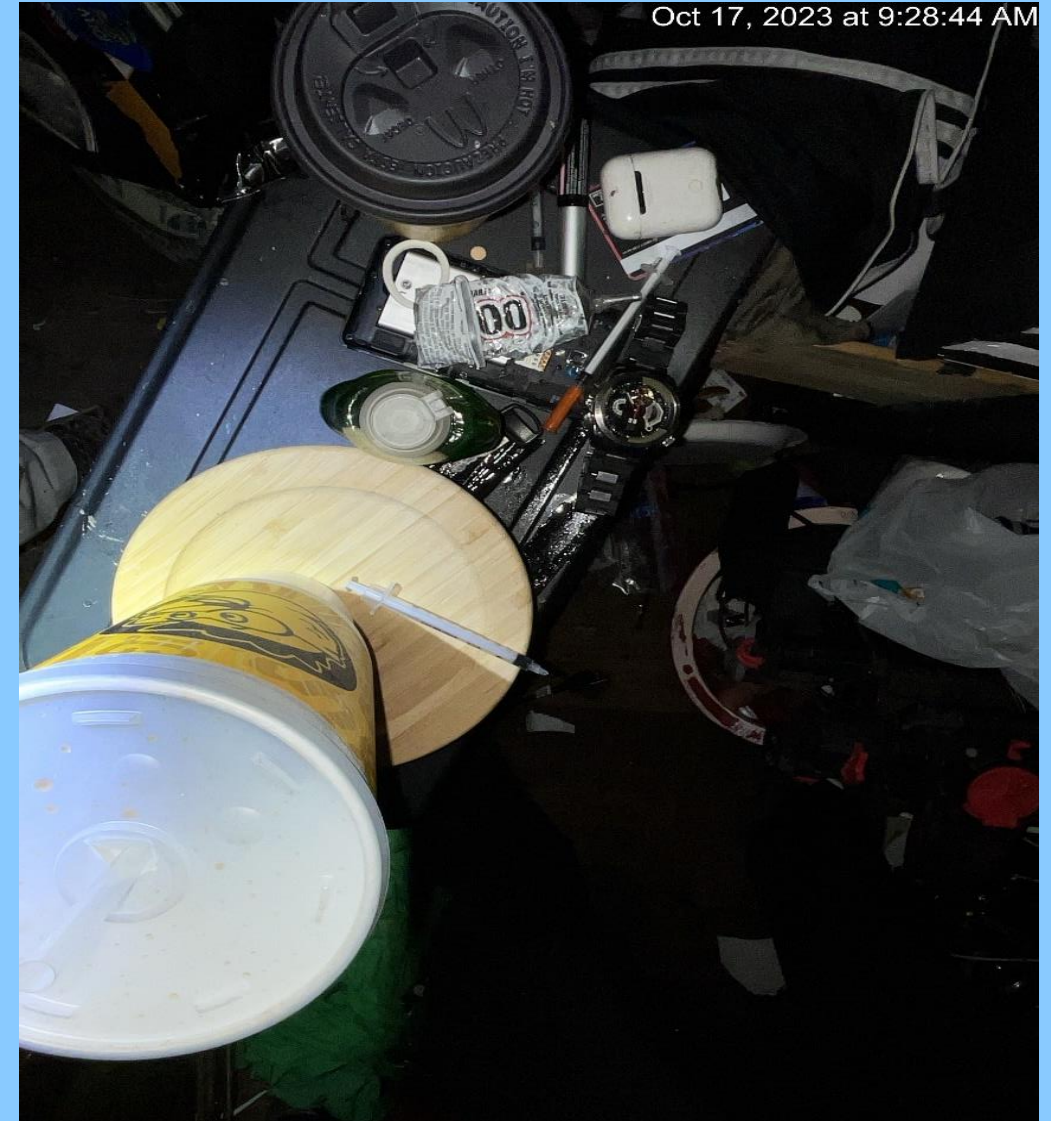
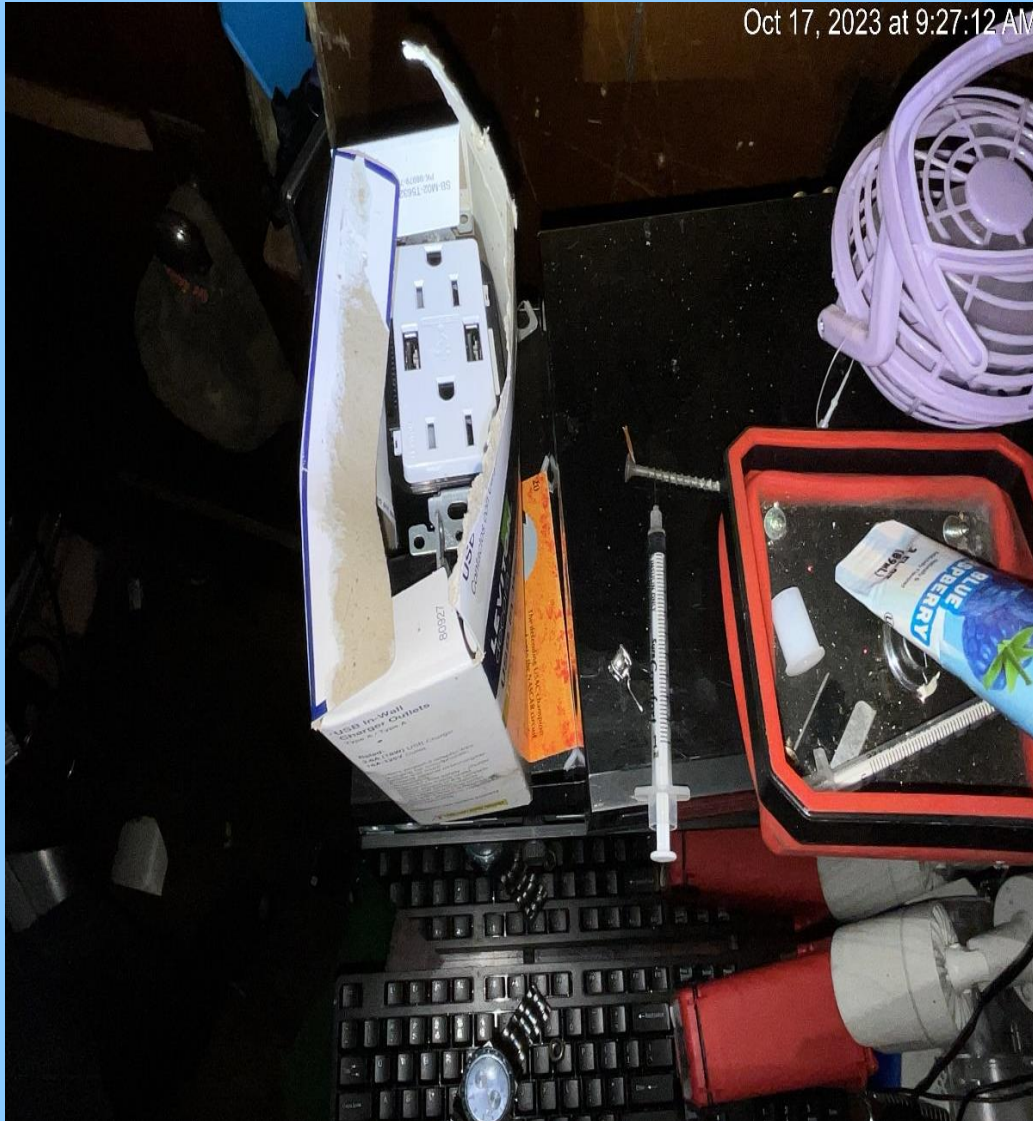
Inadequate Sanitation (infestation & stray cats)



Inadequate Sanitation



Interior Conditions



Nuisance



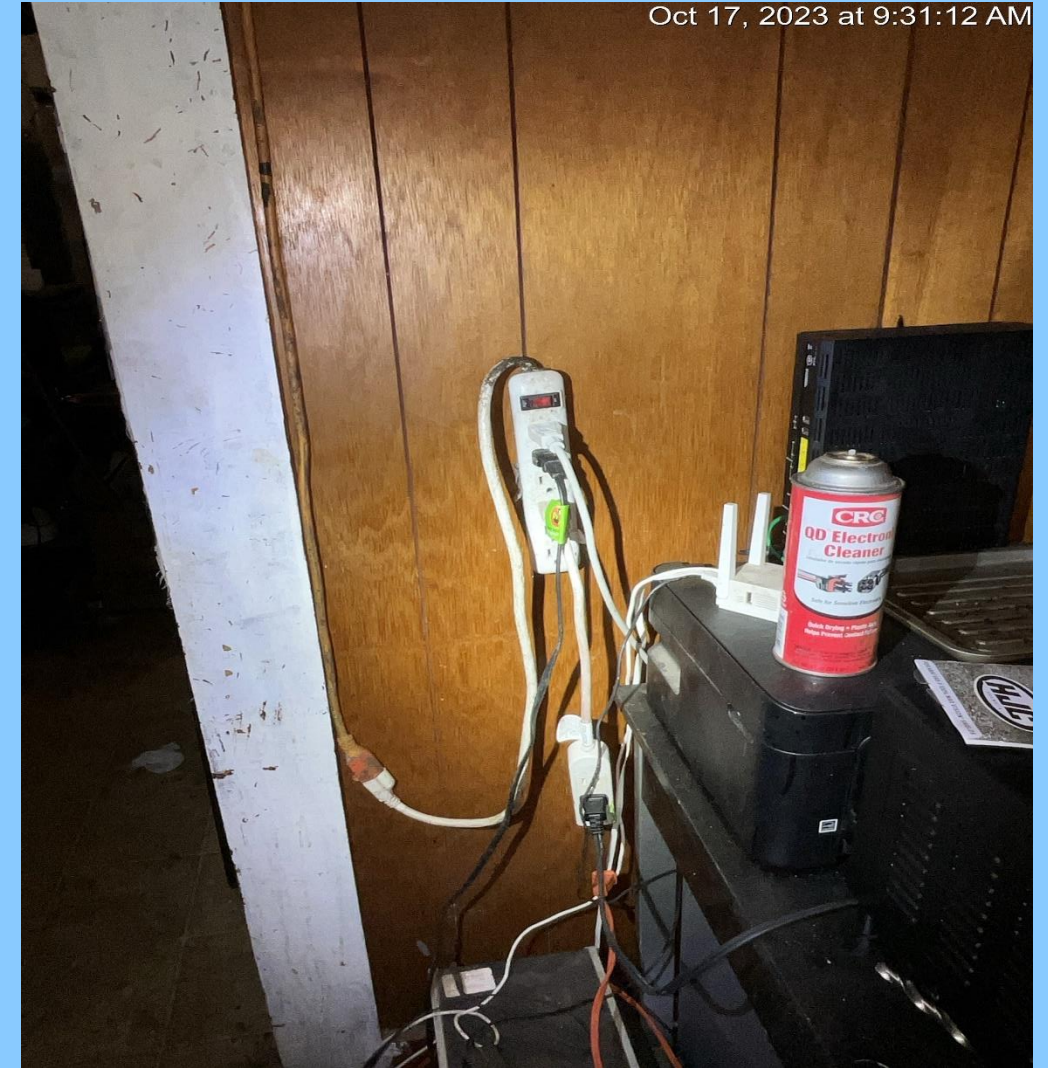
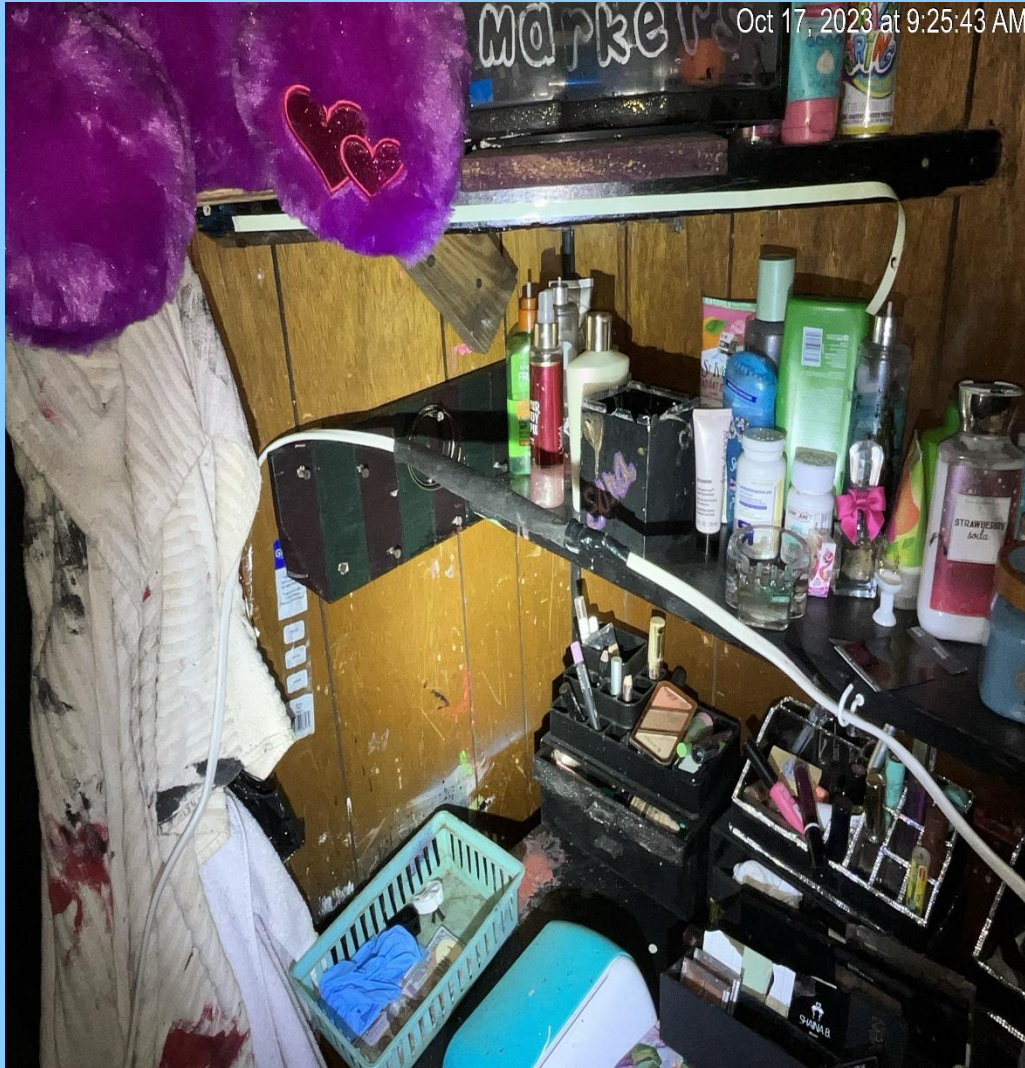
Interior Dilapidation



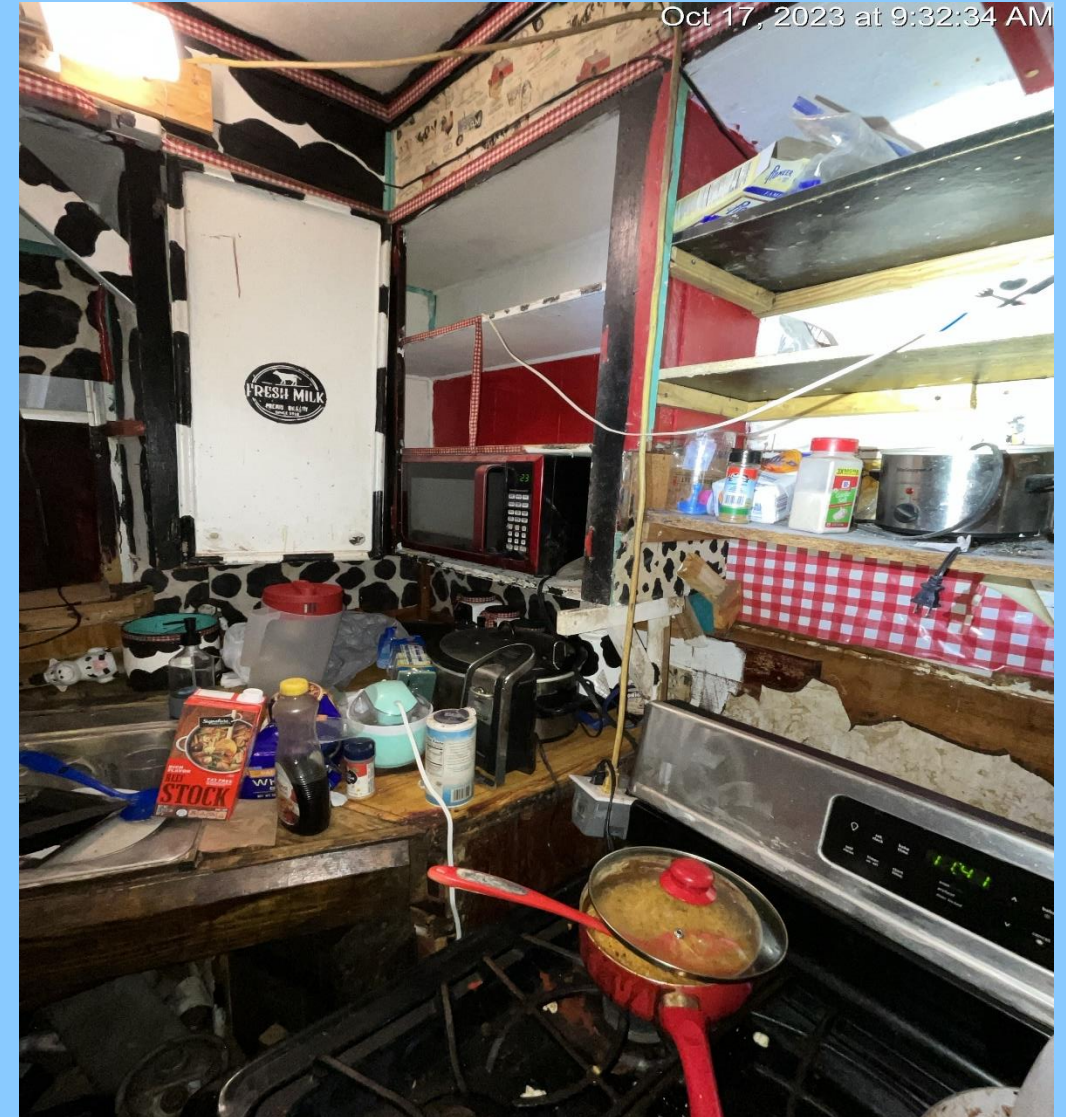
Inadequate Sanitation / Interior Dilapidation



Hazardous Electrical



Hazardous Electrical

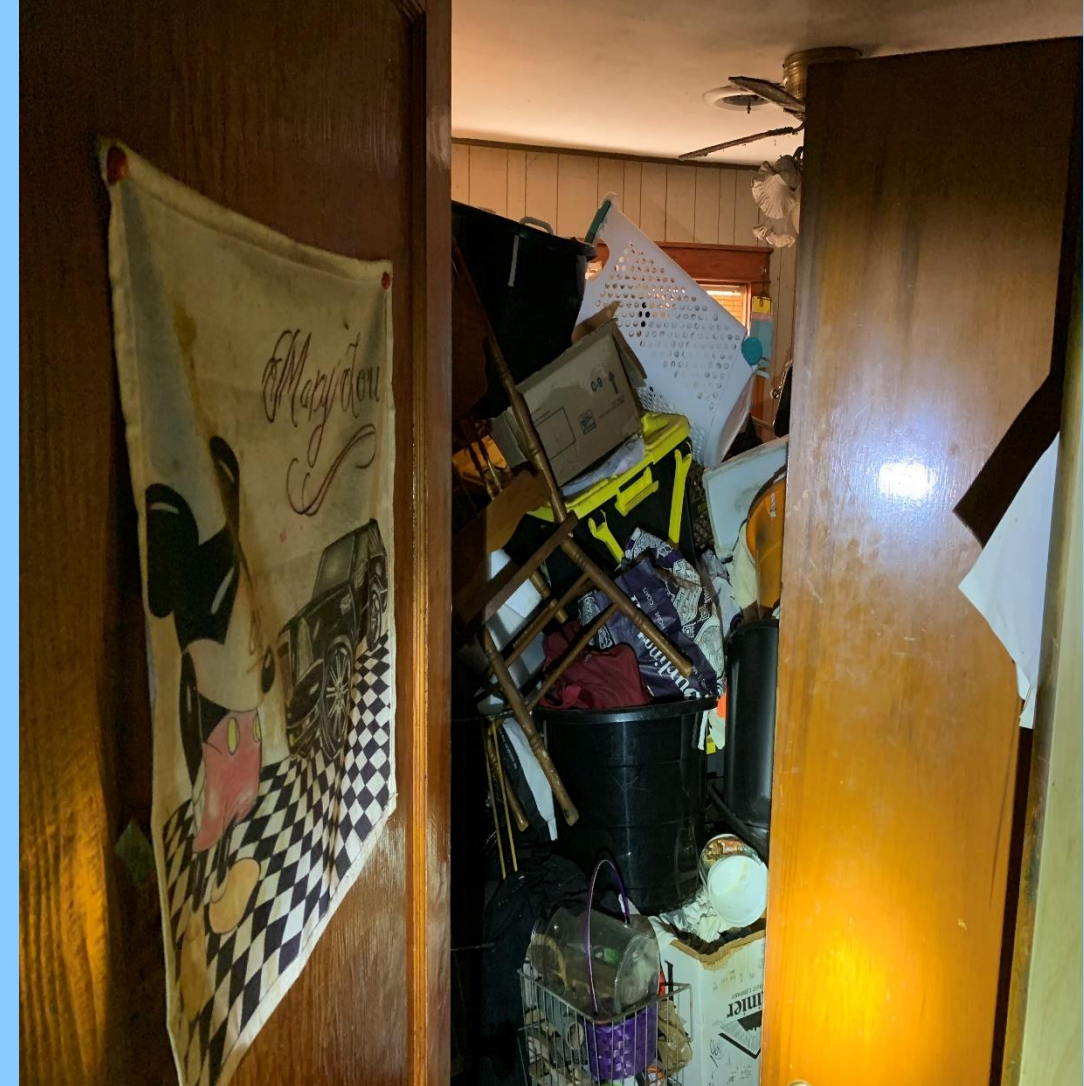


Hazardous Electrical

Oct 17, 2023 at 9:33:10 AM



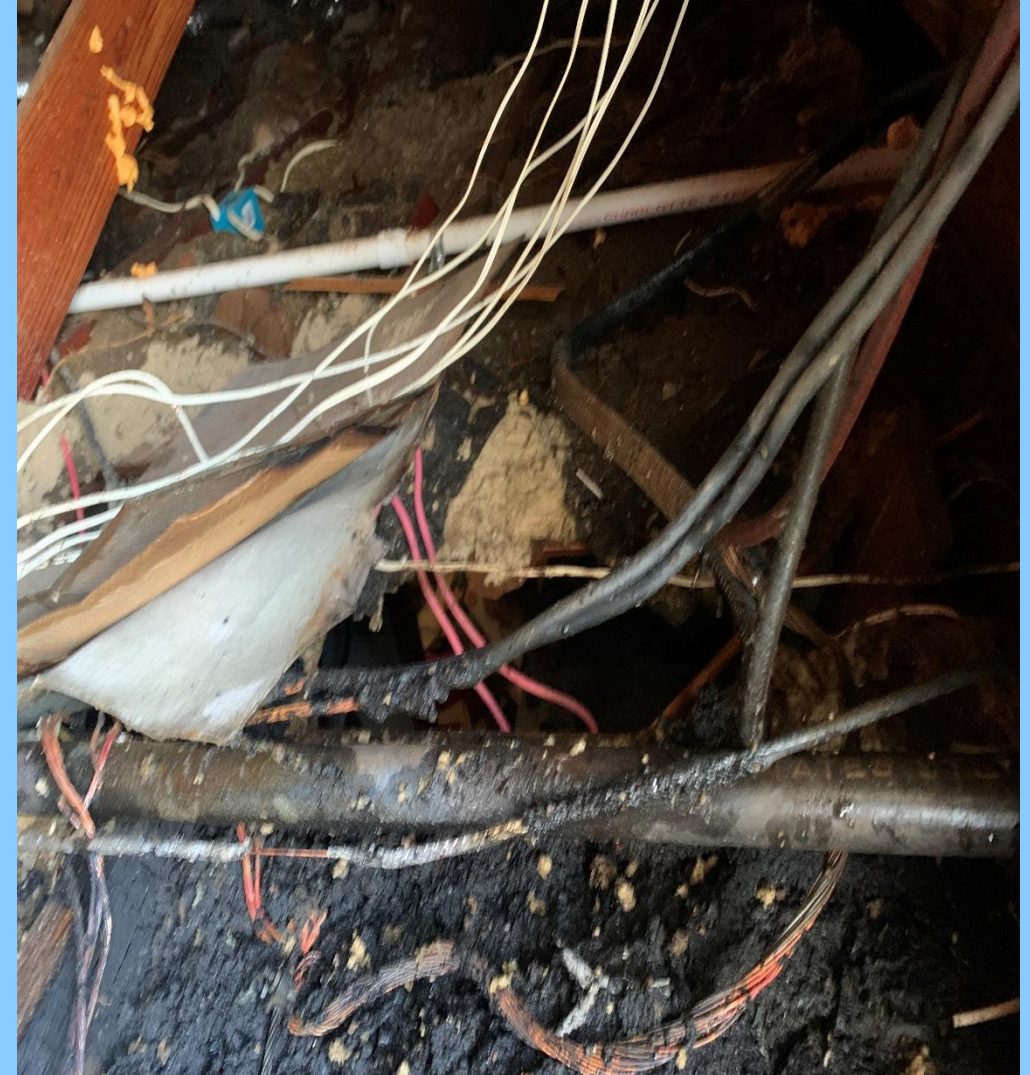
AFD photos (March 2022)



AFD photo - Hazardous Electrical



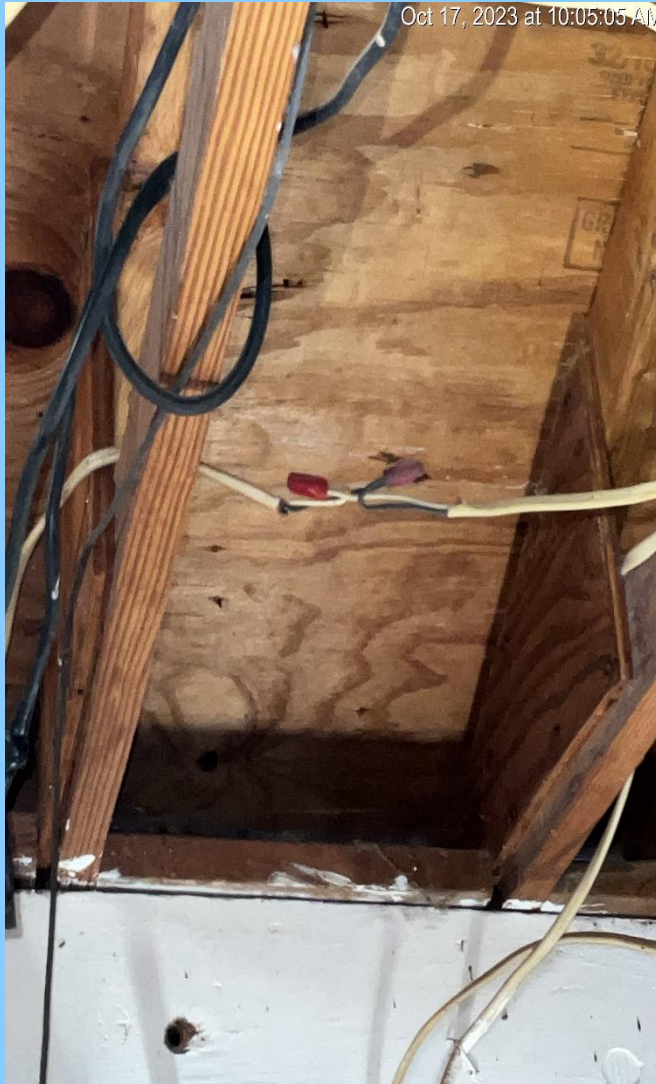
AFD photos / Hazardous Electrical



Interior Dilapidation (storage shed)



Hazardous Electrical (storage shed)



Timeline of Events

- **March 13, 2022** – Structure fire in attic affecting ceiling joists and electrical. AEP was contacted and removed electric meter.
- **March 24, 2022** – Electrical permit was issued that indicates it was to replace wire to main panel and meter release. No indication on permit work was to address fire damaged electrical in the attic.
- **March 25, 2022** – Passed electrical inspection, meter was released. Unknown if owner made fire damaged area known to electrical contractor or city electrical inspector to verify damaged wiring was replaced.
- **September 6, 2023** – Owner of structure made it known to code officer that the house has hazardous electrical wiring and the structure is vacant. Utilities are all active. People are frequently found on the premises.
- **October 17, 2023** – An administrative search warrant was served. During the inspection, a City Marshal discovered a small bag of narcotics in the toilet. The Marshal confirmed with structure occupant that substance was meth. The house is extremely unsanitary. It is infested with insects and stray cats. There was hazardous electrical throughout. The house was providing electricity to a shed in the rear that looks to be a living quarters.
- **October 19, 2023** – After we confirmed multiple times with the property owner that the house was not being lived in, the property was condemned and the affidavit of condemnation was recorded at the county clerk.
- **October 19, 2023** – Received phone call from the property owner. She was informed of the condemnation. She was also informed no one may live in the house or shed and the utilities will be shut off by the city. She has told Code Enforcement in the past that no one resides in the house and her son only goes to the house to make sure no one steals anything.



Timeline of Events

- **October 20, 2023** – Notice of condemnation and 30-60 were sent to the property owner.
- **October 24, 2023** – Received a copy of fire report and photos showing results of fire that occurred in March 2022. Verified fire damage to ceiling rafters, electrical damage from fire, and other electrical and fire hazards throughout house.
- **October 25, 2023** – Sent condemnation notices to property owner.
- **October 26, 2023** – Posted condemnation sign and public notice for December board hearing on structure. Spoke to property owner by phone and explained plan of action, permit process, and board hearing.
- **November 15, 2023** – Met with property owner at City Hall to explain condemnation notices. She asked about the appeal process and did a handwritten appeal while at City Hall.
- **December 6, 2023** – **Board hearing - Board upheld condemnation and issued a 30-60 order and added to the 30-60 order that the exterior of the property must be cleaned up in first 30 days.** The property owner was in attendance at the hearing, as well as two neighbors that spoke to the problems this property has brought to the neighborhood.



Timeline of Events

- **December 11, 2023** – The property owner called and was explained the decision of the board, the plan of action, and the permitting process.
- **December 13, 2023** – Decision of Board sent to property owner.
- **January 5, 2024** - The property owner called and stated that she had concerns about meeting the requirements of the Board decision due to her being hospitalized. She stated that she is living in a home on Maple Street; however, she is still receiving mail at the Lillius and Rose St address.
- **January 10, 2024** – Notice of February hearing posted on structure and Notice of February hearing sent to property owner. The exterior of the property showed a little clean-up progress; however, there is still extensive accumulation in public view and a strong odor coming from the inside of the house. The property owner contacted me later that day to advise me that she is working to make the inside of the residence clean. She stated that she is looking at potentially selling the property. Offered to meet with property owner to inspect inside of structure to get evidence photos of progress on interior to present to the Board.
- **January 29, 2024** - Performed property inspection. Found all but one junk vehicle to have been removed from the property. Still an excessive amount of junk on all sides of property. No plan of action has been received from the property owner. No permit has been applied for.
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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 1158 Lillius St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:2/7/2024

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

