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 April 3rd at 8:30am 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 March 6, 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# 22-003066: 1317 Beech St. (7 204 2 E BALDWIN ABL OT, TAYLOR COUNTY, TEXAS), Owner: Harris Investment Property, LLC.

B. 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

C. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-003591: 2041 Graham St. (SEARS PARK, BLOCK 35, LOT 23, TAYLOR COUNTY, TEXAS), Owner: Mackey Clifford & Joellyn

D. 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

E. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004016: 426 Sewell St. (R Q WEST, BLOCK 1, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Payne Larry

F. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004413: 2791 Victoria St. (NORTHWEST PARK, BLOCK B, LOT 32, TAYLOR COUNTY, TEXAS), Owner: Ortiz Lina

G. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004687: 1517 Sycamore St. (LEDBETTER, BLOCK A, LOT N27.05 W163 LT 3 & S15.25 LT 4, TAYLOR COUNTY, TEXAS), Owner: Morton Anthony Eugene

H. 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

I. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000052: 300 Wall St. (AUTOMATION INDUSTRIES, LOT 1-3 REP, & STREET, ACRES 18.7561, TAYLOR COUNTY, TEXAS), Owner: 300 Wall Street LLC A Delaware LLC

J. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000054: 5502 N 1st St. (ABILENE PLAZA SEC 1, BLOCK 12, LOT E250, TAYLOR COUNTY, TEXAS), Owner: 300 Wall Street LLC A Delaware LLC

K. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000055: 5512 N 1st St. (ABILENE PLAZA SEC 1, BLOCK 12, LOT W205 OF E455, TAYLOR COUNTY, TEXAS), Owner: 300 Wall Street LLC A Delaware 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 March, 2024, at 8:45 a.m.

Kaitlin Richardson, Deputy City
Secretary, TRMC

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

SUBJECT: **Public hearing and possible approval of March 6, 2024 Board of Building Standards meeting minutes.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1.	030624 BoBS Minutes	030624 BoBS Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
March 6, 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. Lloyd Turner Mr. Sean McNeill 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. Treston Edwards, Legal Intern 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. AJ Gretillat, Alternate Board Member Ms. Sam House (433 Cockerell) Ms. Charlotte Houston (433 Cockerell) Mr. Guy Shaver (1858 Sycamore) Ms. Mary Lou Gonzales (1158 Lillius) Mr. Jessie Houston Sr (433 Cockerell) Mr. Patrick Batten (no address listed) Ms. Debra Jones (1858 Sycamore)

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, February 7, 2024, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the February minutes as written.
The motion was seconded by Mr. Wyatt, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McNeill, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: Mr. McBrayer, Mr. Turner

AGENDA ITEMS & PUBLIC HEARINGS

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

Mr. Marsh presented the case,

> 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 Mechanical Equipment, Chapter 8, Sec 8-554 (6)
> - Faulty Weather Protection, Chapter 8, Sec. 8-554 (7)

Staff recommendations are as follows:

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.

Due to a brief power outage, the meeting was called into recess at 8:41am and resumed at 8:48am.

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

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

Mr. Allred made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Duggar, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-002935: 850 Vine St. (ALTA VISTA, BLOCK 3, LOT 1, 2 & N19 OF 3, CONT, TAYLOR COUNTY, TEXAS), Owner: Harness, Ronald C

Mr. Marsh presented the case,

> 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)

Staff recommendations are as follows:

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

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

Mr. Turner made a motion to Owner is to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair, and cost estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. McBrayer, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-003527: 1166 Lillius St. (LAKESIDE ADDN, BLOCK 18, LOT E110 LT18 & E110 N18 LT1, TAYLOR COUNTY, TEXAS), Owner: Escobedo Macario Jr

Mr. Marsh presented the case,

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)

Staff recommendations are as follows:

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-003899: 433 Cockerell Dr. (STEVENSON PARK, BLOCK 6 CONT, LOT 14, TAYLOR COUNTY, TEXAS), Owner: Houston, Dorothy

Mr. Marsh presented the case,

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)

Staff recommendations are as follows:

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. Jesse Houston, grandson of deceased owner spoke first. He stated that he was only recently made aware of the condemnation. He requested the board accept the staff recommendation so he could rehabilitate the property. Ms. Charlotte Houston, daughter to the deceased owner then spoke. She stated that she too would like to allow Mr. Houston to repair the house.

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

Mr. McNeill made a motion to Owner is to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair, and cost estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. Turner, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

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

Mr. Marsh presented the case,

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)

Staff recommendations are as follows:

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. The owner, Mr. Shaver, spoke first. He stated that he had been waiting for an insurance check in order to begin repairs. He stated that he needed to evict "CJ Hamill" and remove the items inside. He stated that he received a verbal estimate of repairs totaling $25,000. He stated that he knows it needs electrical and structural work. He stated concerns over the cost of demolition. The next speaker was Debra Jones. She stated that she lives at 1850 Sycamore and she has been negatively impacted by the renters and subsequent fire to 1858 Sycamore. She stated that she has been a realtor for 5 years and has seen Mr. Shavers' property devalue the homes in her neighborhood. She stated that her home often still smells of smoke.

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

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

Mr. Wyatt 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. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

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

Mr. Allred made a motion to untable this the case for 1158 Lillius St. and it was seconded by Mr. Wyatt, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Duggar, Mr. Beard
NAYS: None
ABSTAIN: None

Mr. Marsh presented the case,

> 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)

Staff recommendations are as follows:

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. Ms. Gonzales, property owner, stated that she needs more time to clean up the property. She stated that she has been paying someone to clean it up. Mr. Beard asked who was cleaning it up. She did not answer his question. She stated that if she cannot sell the property, she will get a bank loan to repair it.

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

Mr. McNeill made a motion that the property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mr. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Mr. McNeill made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000048: 3033 S 11th St. (SAYLES & HUGHES, N/2 BLK 11 BA 91, BLOCK 2, LOT E70 W111 N120, LT 4, TAYLOR COUNTY, TEXAS), Owner: Green, Lois

Mr. Marsh presented the case,

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)

Staff recommendations are as follows:

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

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:57 a.m.

X

Approved, Chairman

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

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

GENERAL INFORMATION

Owner: Harris Investment Property, LLC.
Sq Ft: 1,234
Structural: Poor
Foundation: Poor
Value: $17,155
Total Value: $19,955
Delinquent Tax: $492.19

SPECIAL CONSIDERATIONS

November 9, 2022 – Affidavit of condemnation recorded at county clerk.
December 1, 2022 – Property purchased, new deed recorded at county clerk.
December 14, 2022 – Utility shut off letters sent.
December 20, 2022 – Notice of condemnation and 30-60 sent to new owner.
April 6, 2023 – No plan of action received. No permit applied for.
April 18, 2023 – Most of the junk and debris has been cleared from the lot, however, structure is in the same condition as when it had been condemned.
May 31, 2023 – Homeowner agreed upon 30 days to have plan of action turned in.
July 13, 2023 – Phone call from owner, let me know he has cleaned out property and he is awaiting contractor quotes to complete plan of action.
December 14, 2023 – Sale of property was supposed to happen mid-Jan per possibly buyer that came into city hall.
February 28, 2024 – Property sold to Harris Investment Property, LLC

March 19, 2024 - Hearing Notice sent to new owner.
March 20, 2024 - Hearing Notice sent to registered agent.

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 April 3, 2024.

ATTACHMENTS:

1.	20240403_Slides Intro	20240403_Slides Intro.pptx
2.	20240403_22-003066_1317 Beech St	20240403_22-003066_1317 Beech St.pptx

BOARD
OF
BUILDING
STANDARDS

April 3, 2024

CITY OF
ABILENE
TEXAS

PUBLIC NOTICE – April 3, 2024 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, April 3, 2024 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 1317 Beech St. Abilene, TX 79601; 625 Mesquite St. Abilene, TX 79601; 2041 Graham St. Abilene, TX 79603; 1002 Cedar St. Abilene, TX 79601; 426 Sewell St. Abilene, TX 79605; 2791 Victoria St. Abilene, TX 79603; 1517 Sycamore St. Abilene, TX 79602; 1413 Delano. St. Abilene, TX 79601; 300 Wall St. Abilene, TX 79603; 5502 N. 1st St. Abilene, TX 79603, and 5512 N. 1st St. Abilene, TX 79603. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.

Case #22-003066

1317 Beech St.

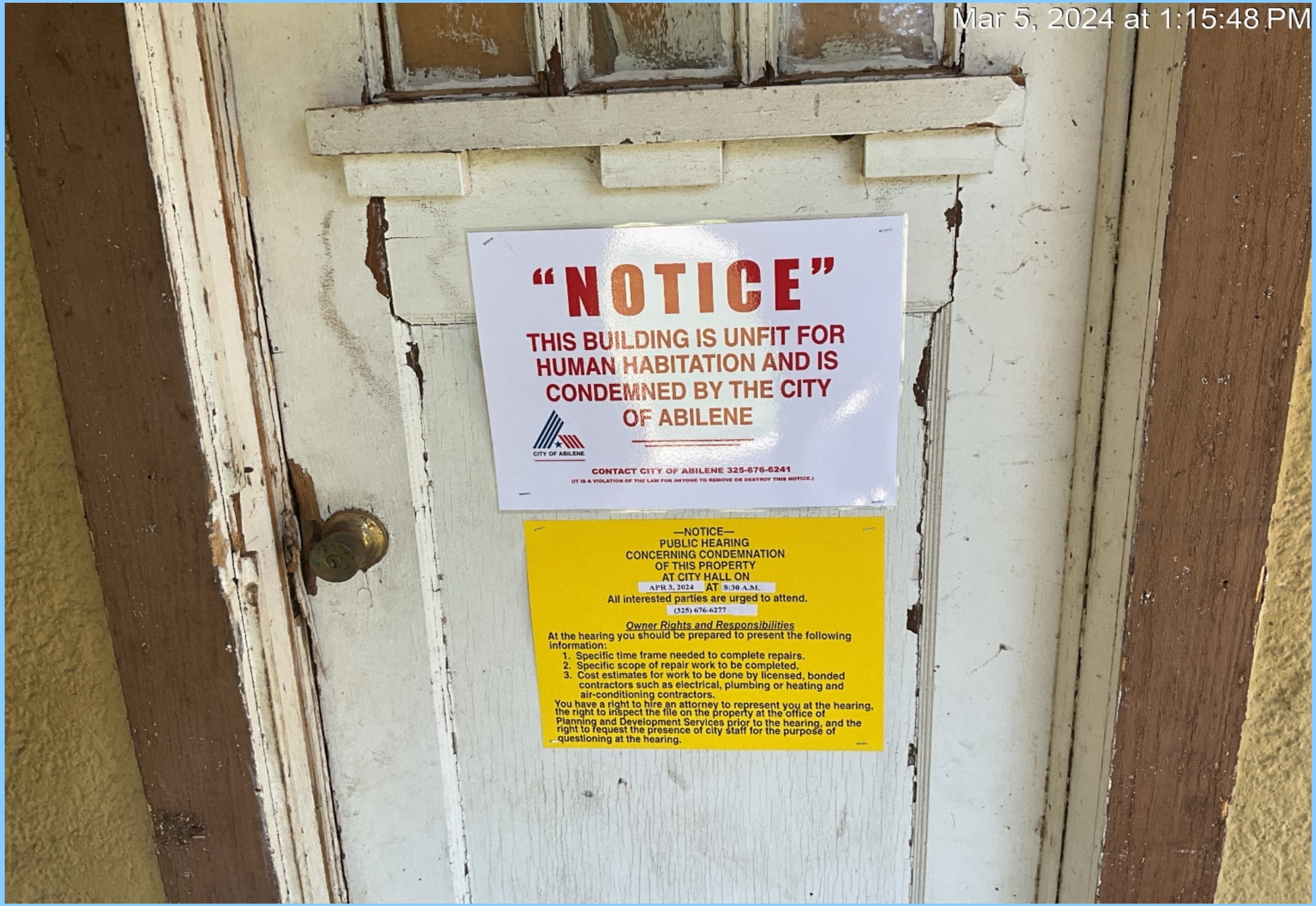
CITY OF
ABILENE
TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Warranty Deed naming **Harris Investment Property, LLC** as owner
- **TAYLOR COUNTY** – Shows **Harris Investment Property, LLC** to be the owner.
- **SECRETARY OF STATE** – Shows **United States Corporation Agents, Inc** as registered agent to which notices were sent
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since November 5, 2019
- Search reveals **Harris Investment Property, LLC** to be the owner.

Public Notice



Mar 5, 2024 at 1:15:48 PM

"NOTICE"

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

CITY OF ABILENE

CONTACT CITY OF ABILENE 325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
APR 3, 2024 AT 8:30 A.M.

All interested parties are urged to attend.

(325) 676-6277

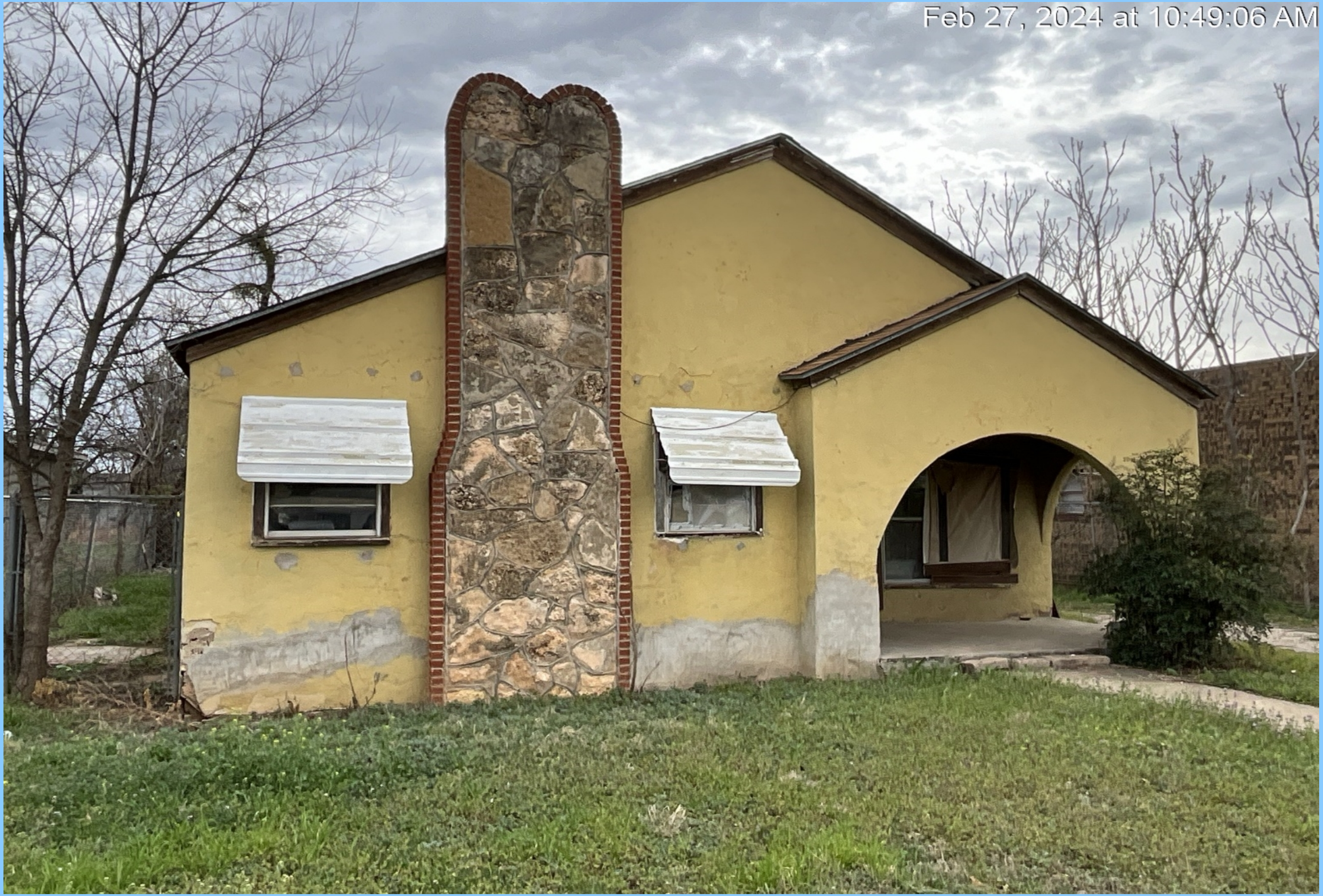
Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

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

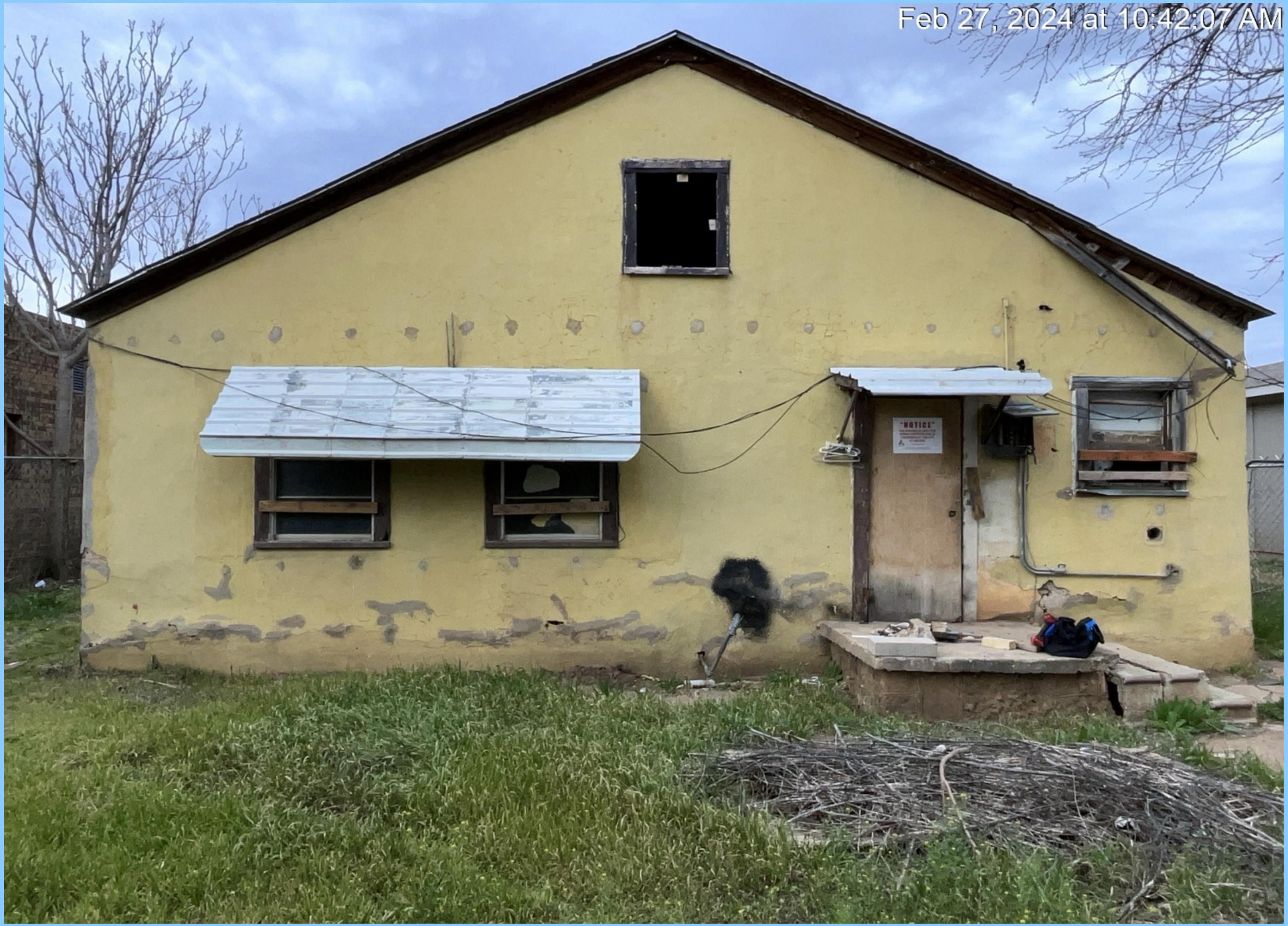
You have a right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

Front West Side

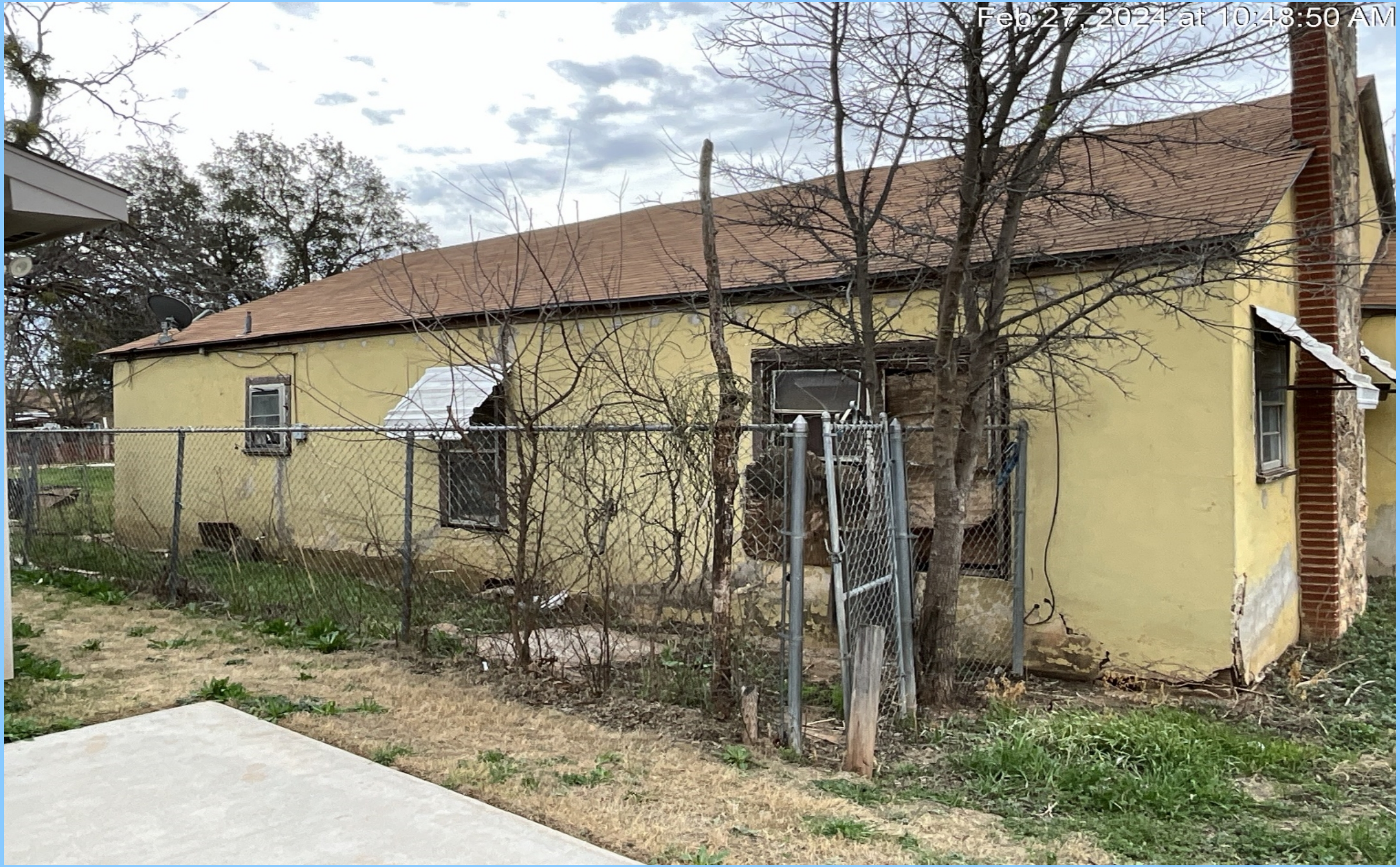


Feb 27, 2024 at 10:49:06 AM

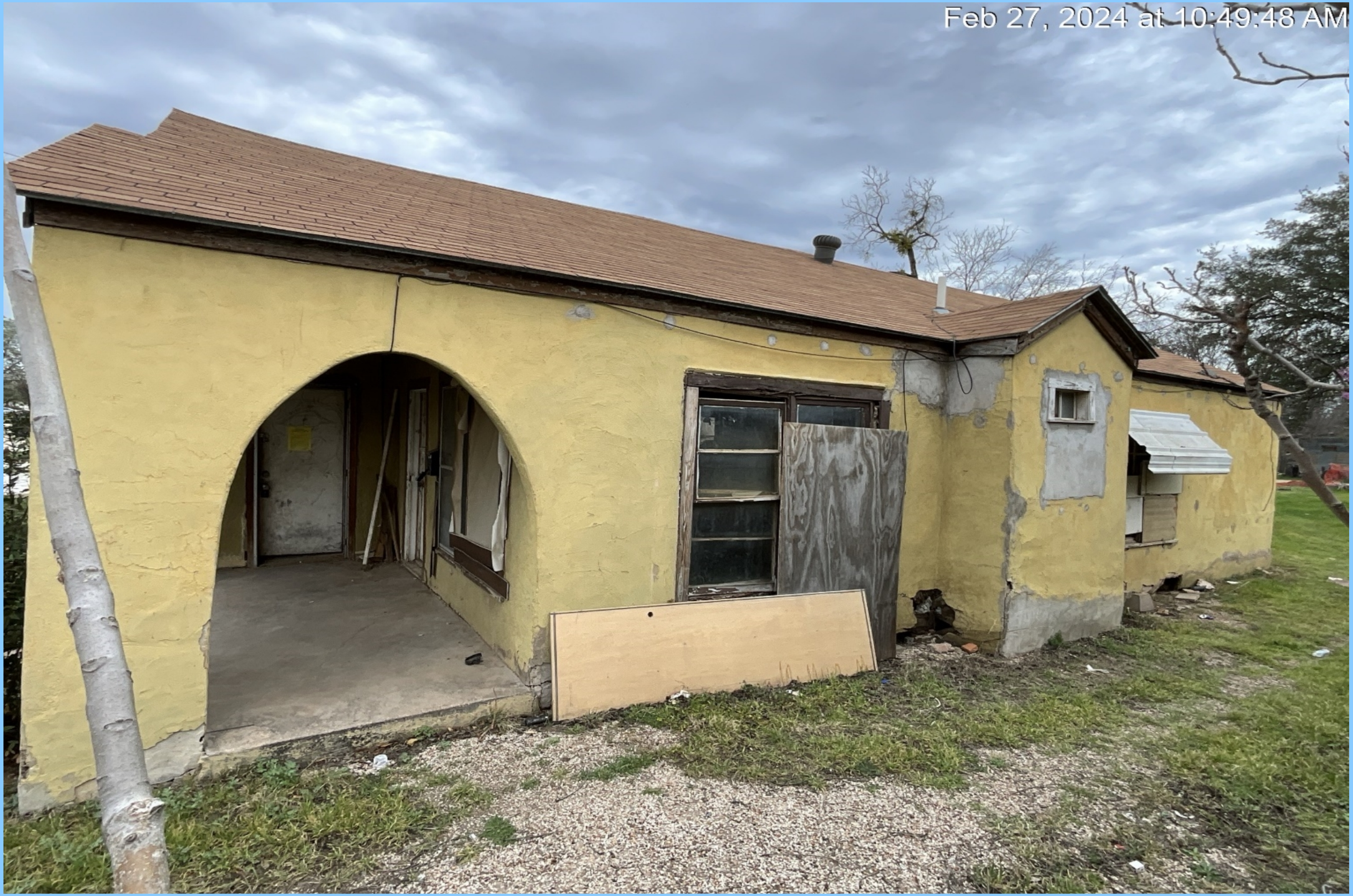
Rear East Side


Feb 27, 2024 at 10:42:07 AM
NOTICE

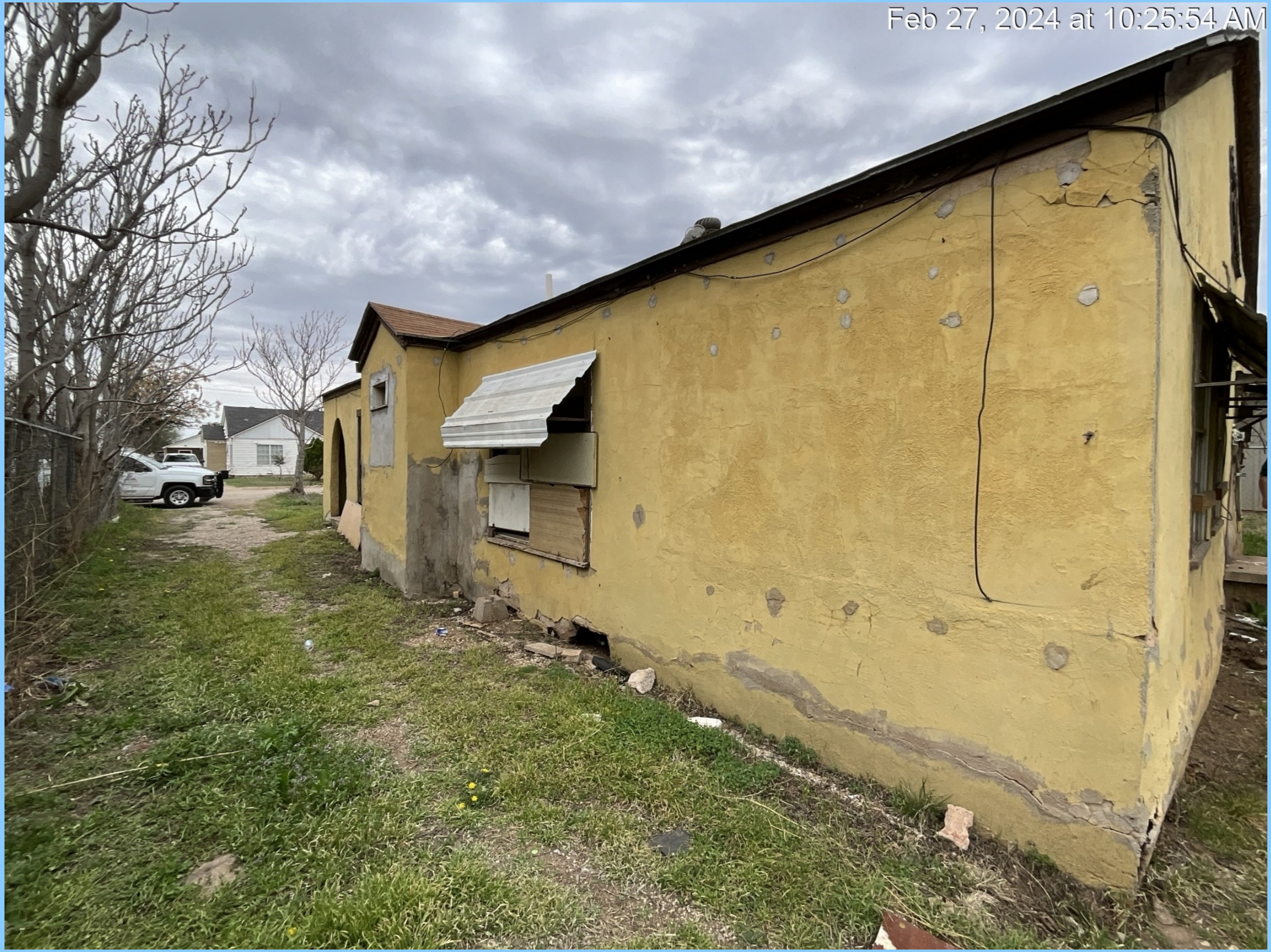
North Side


Feb 27, 2024 at 10:48:50 AM

South Side


Feb 27, 2024 at 10:49:48 AM

South Side



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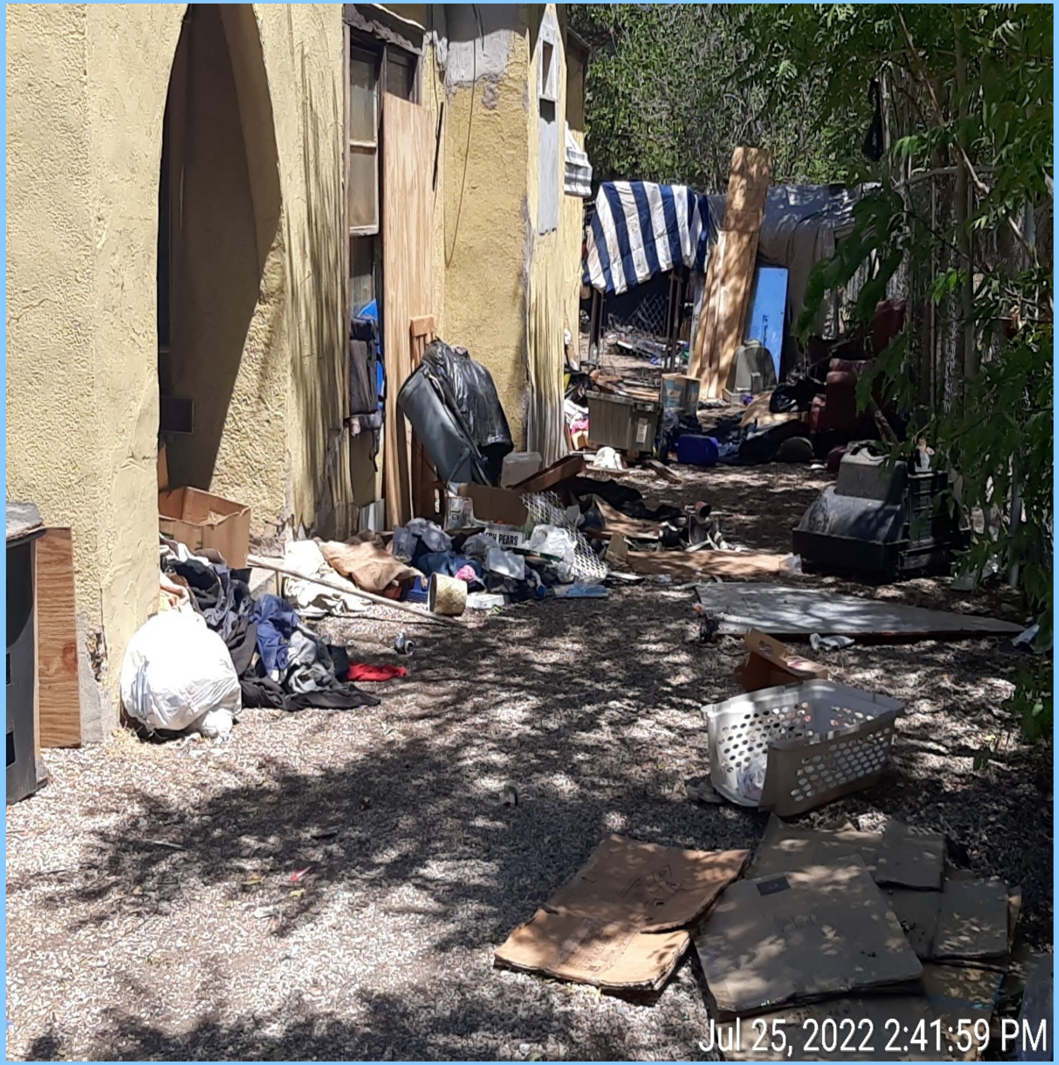
Substandard Code Violations

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)

Initial Inspection Photos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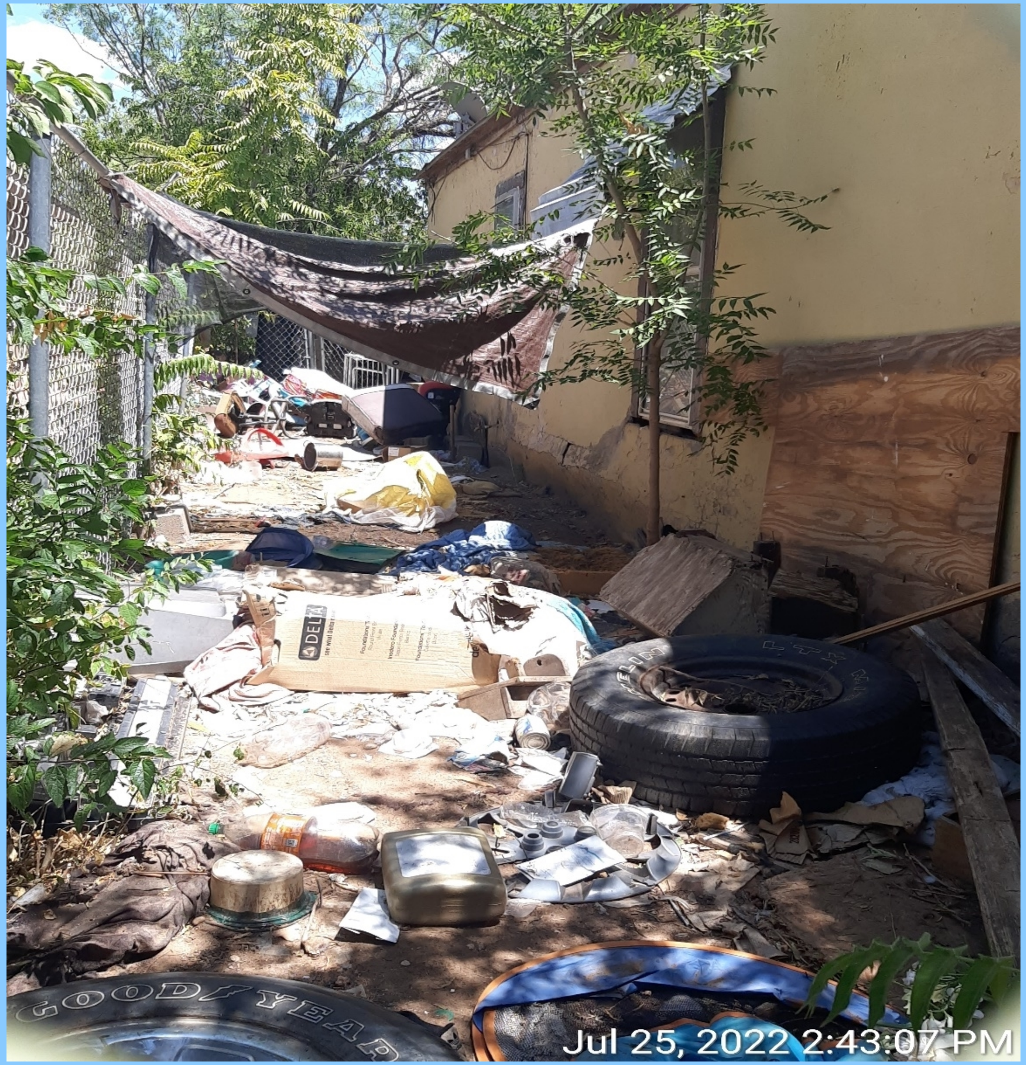
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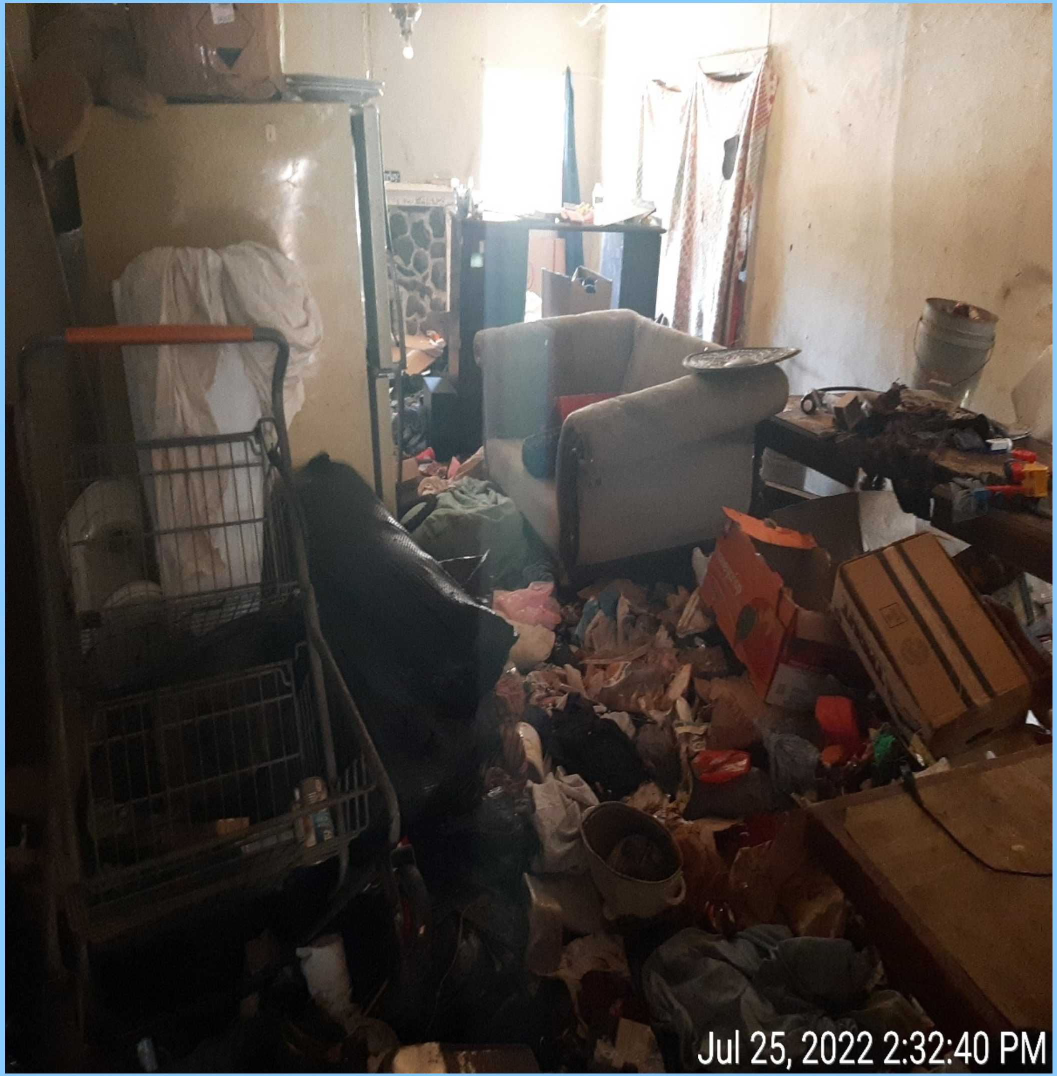
Initial Inspection Photos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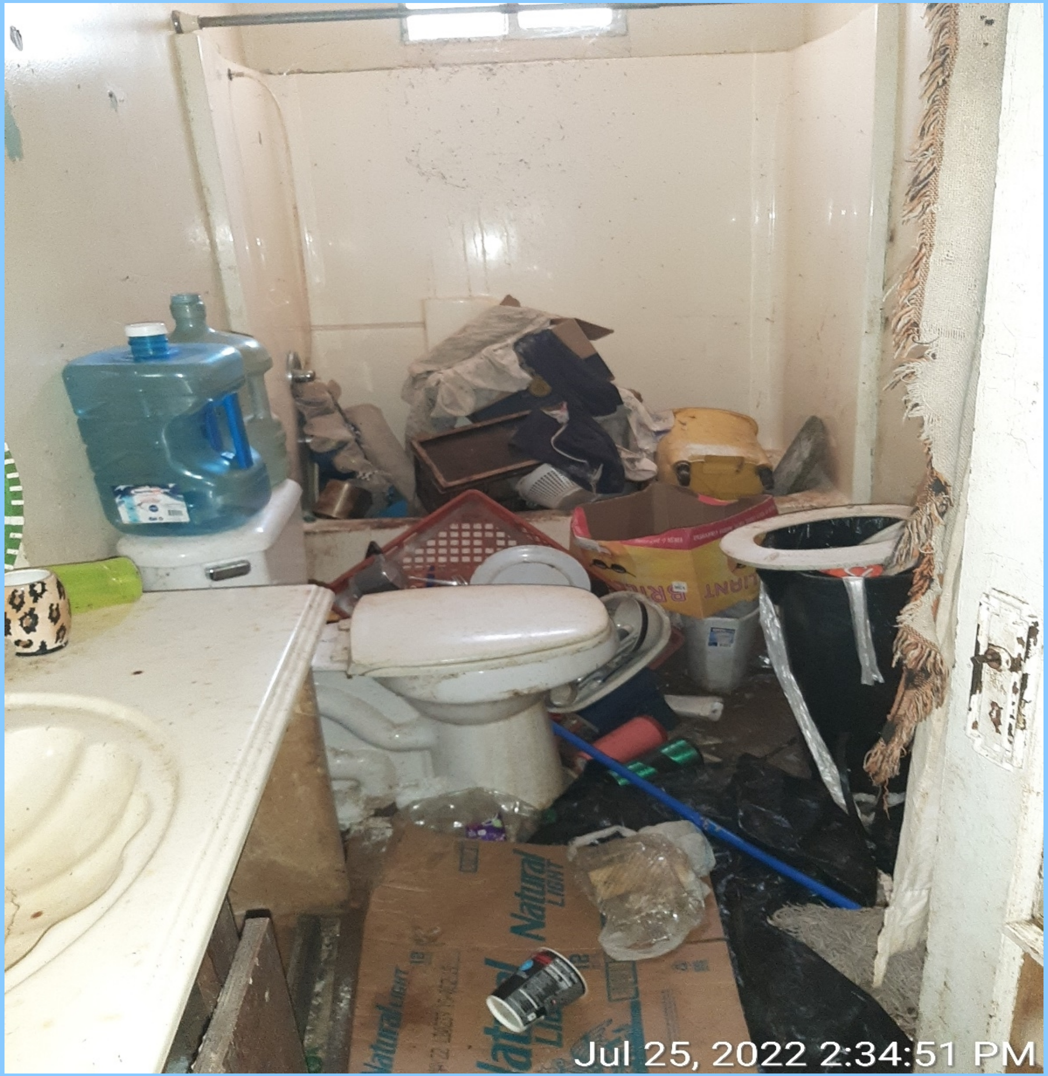
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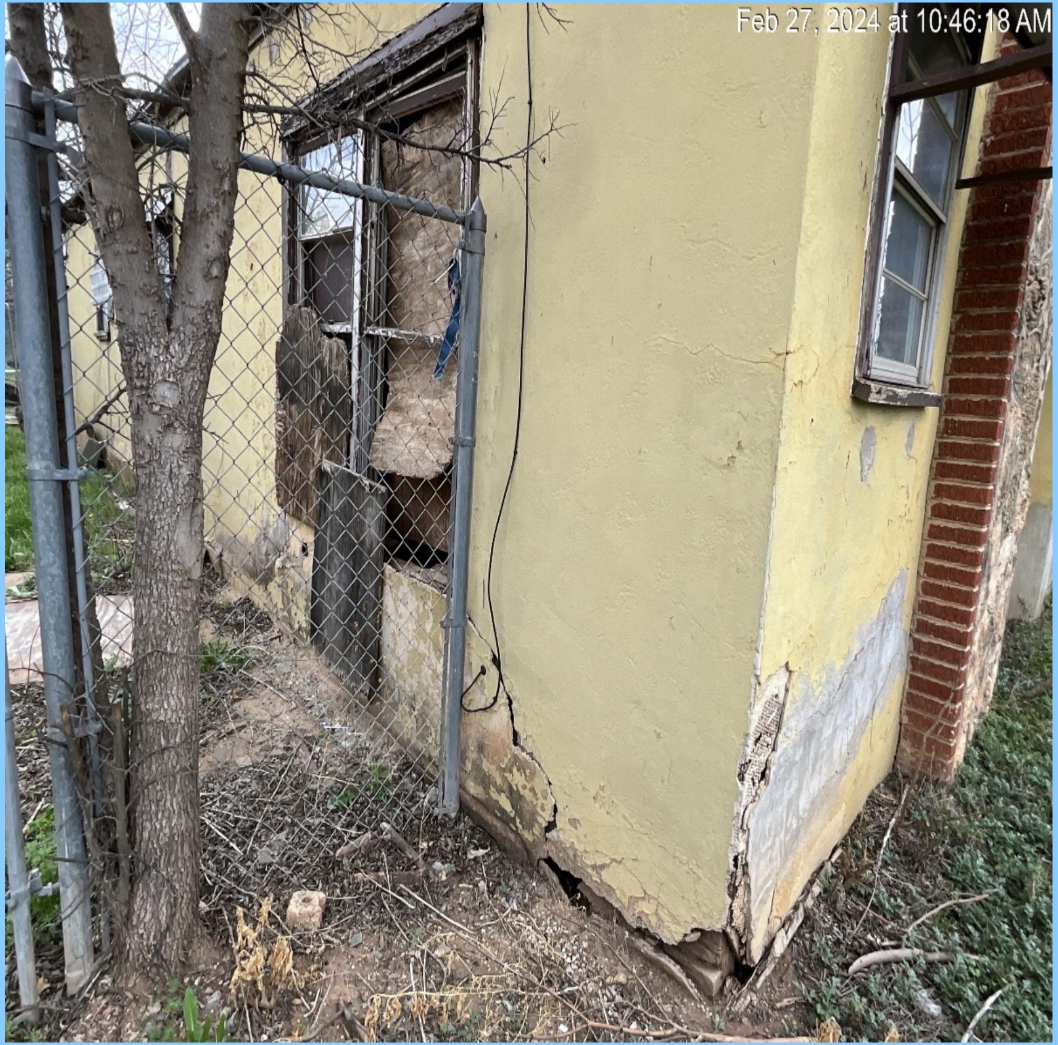
Exterior Dilapidation/Faulty Weather Protection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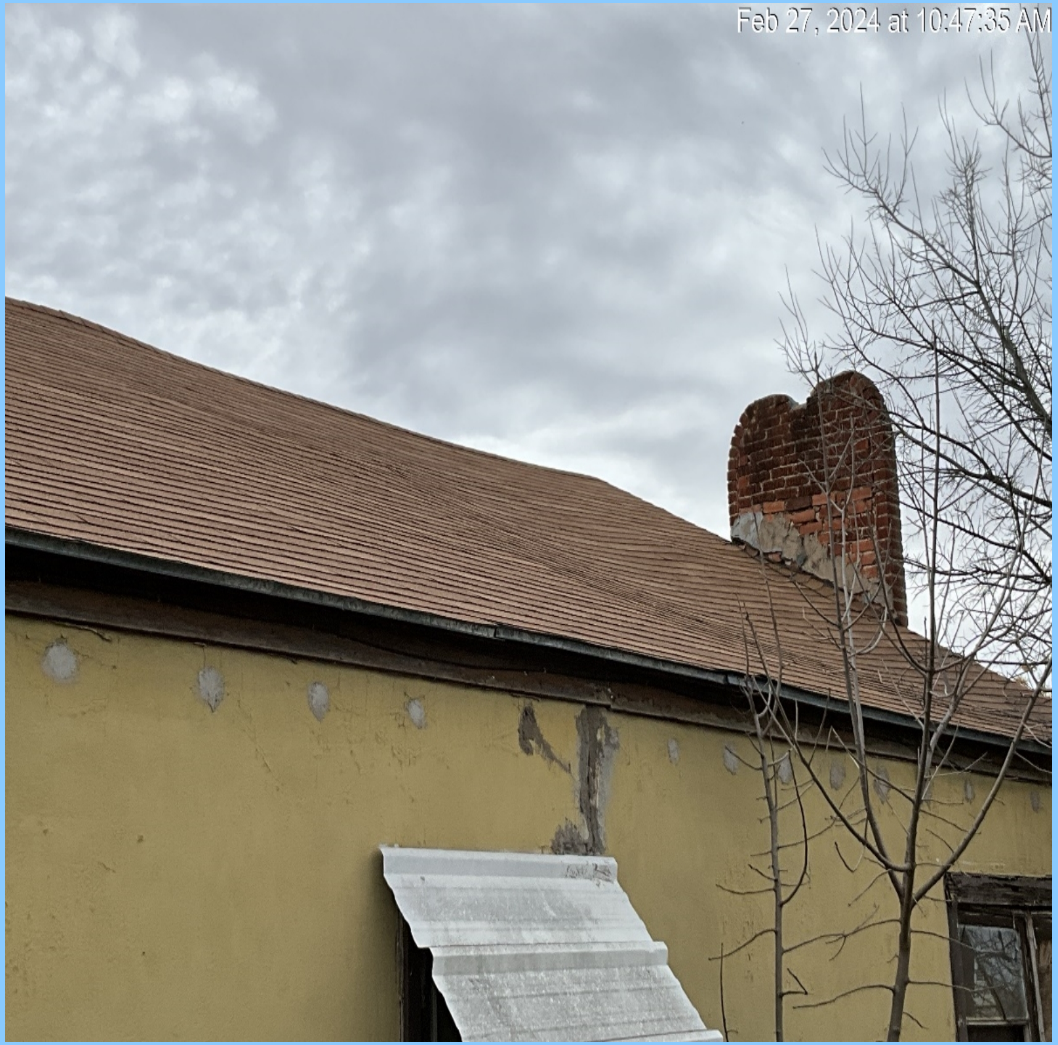
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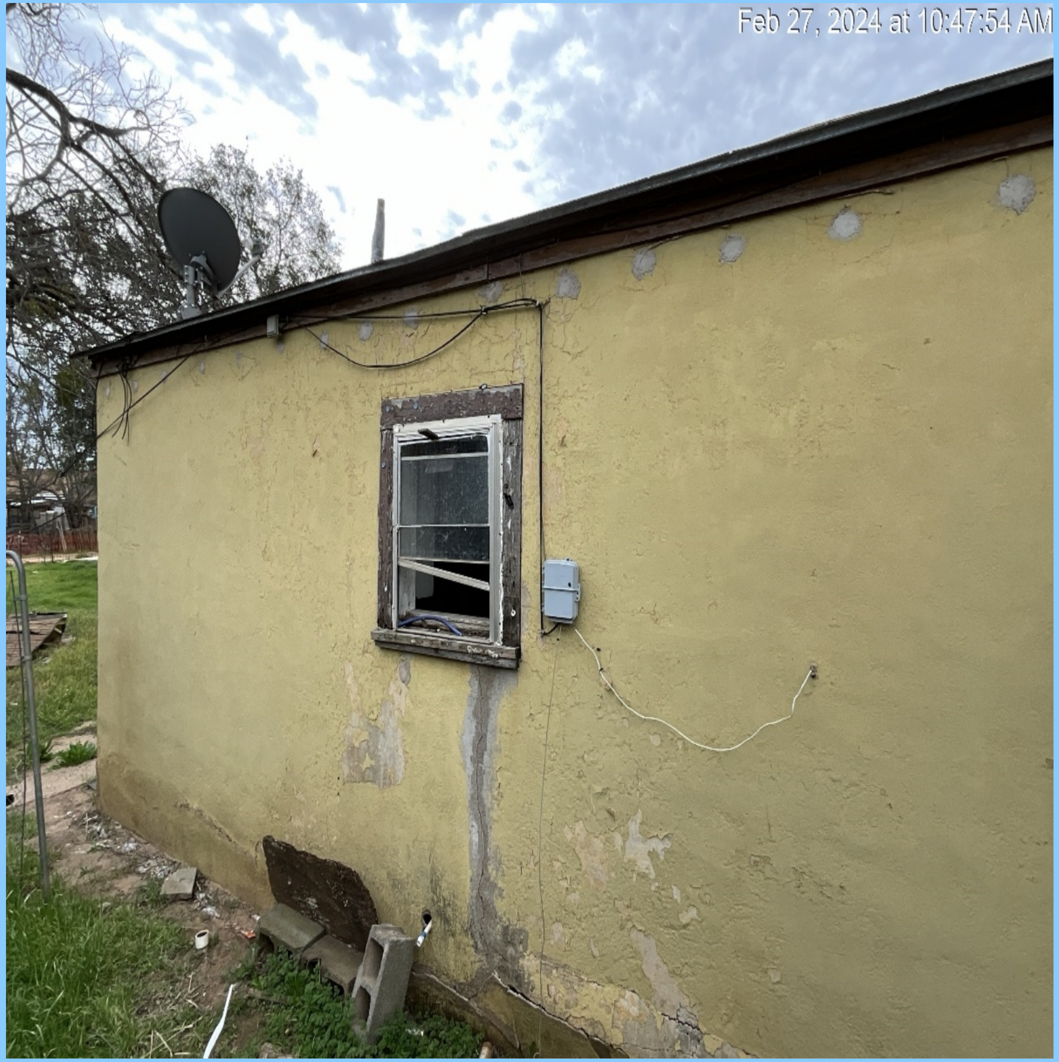
Exterior Dilapidation/Faulty Weather Protection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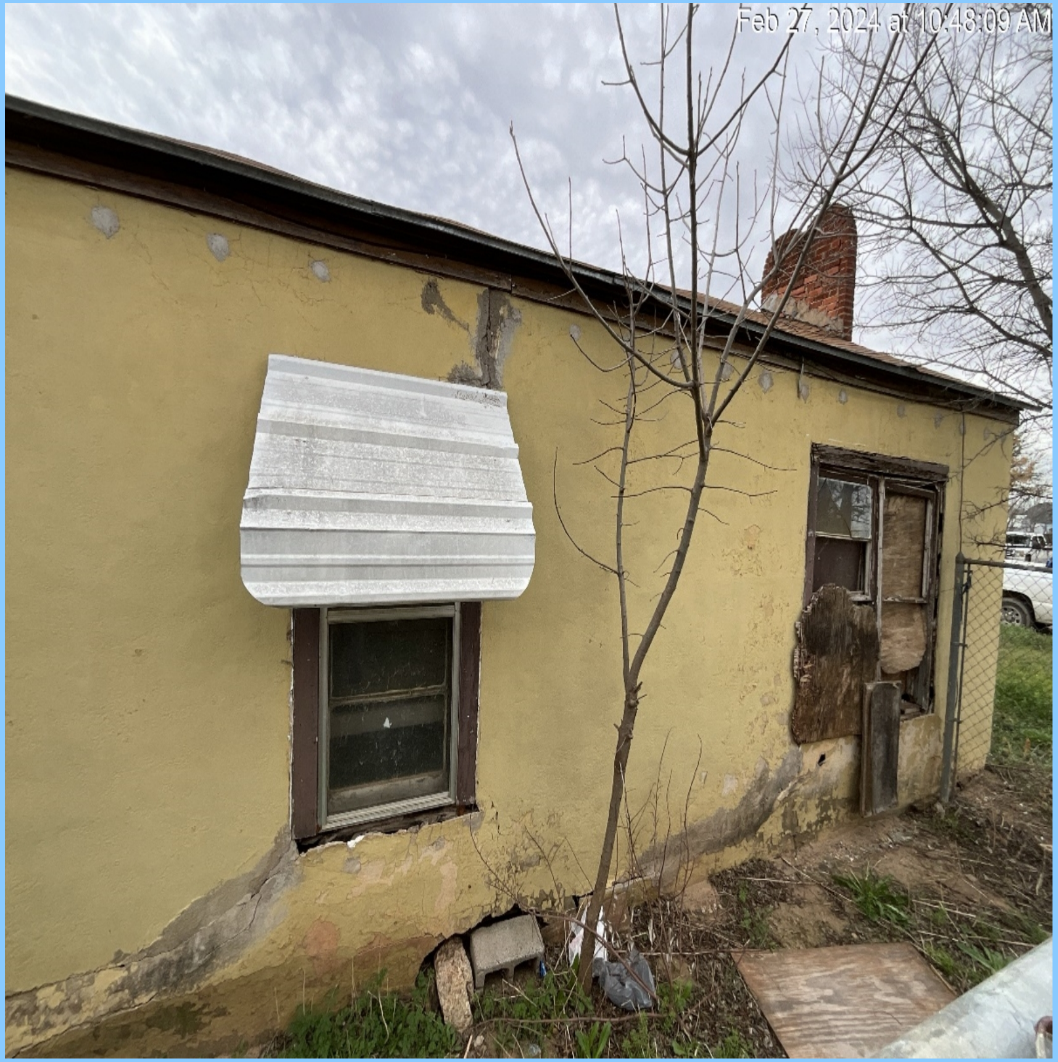
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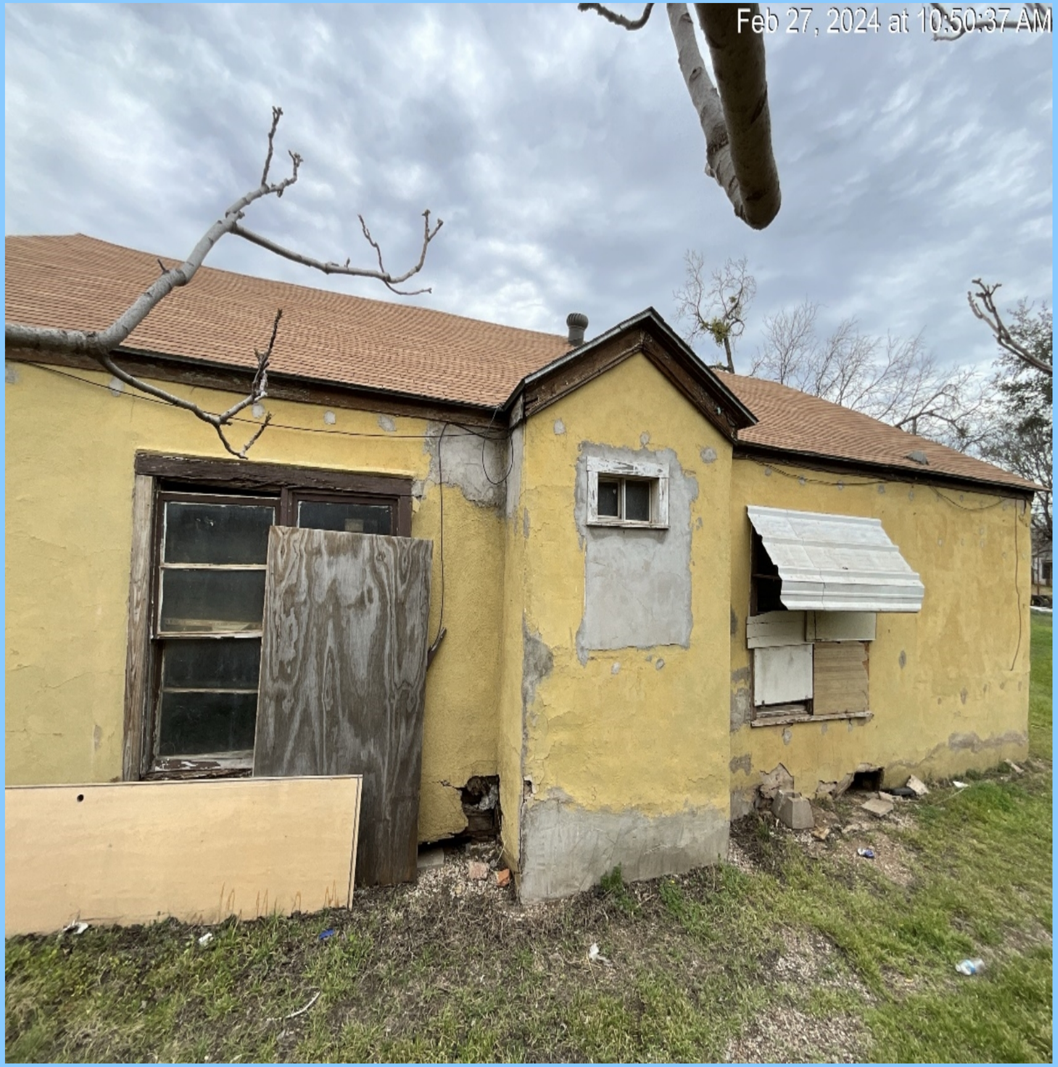
Exterior Dilapidation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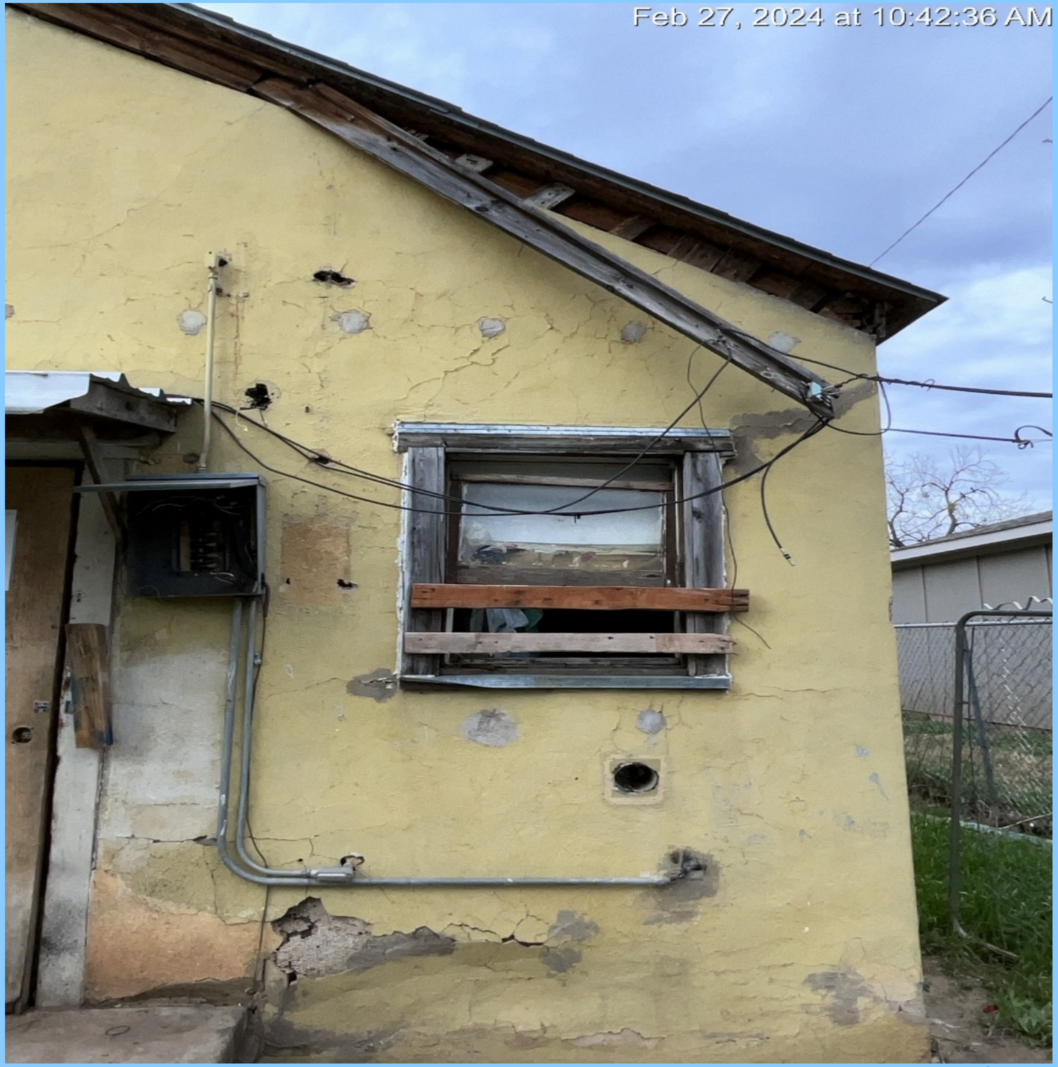
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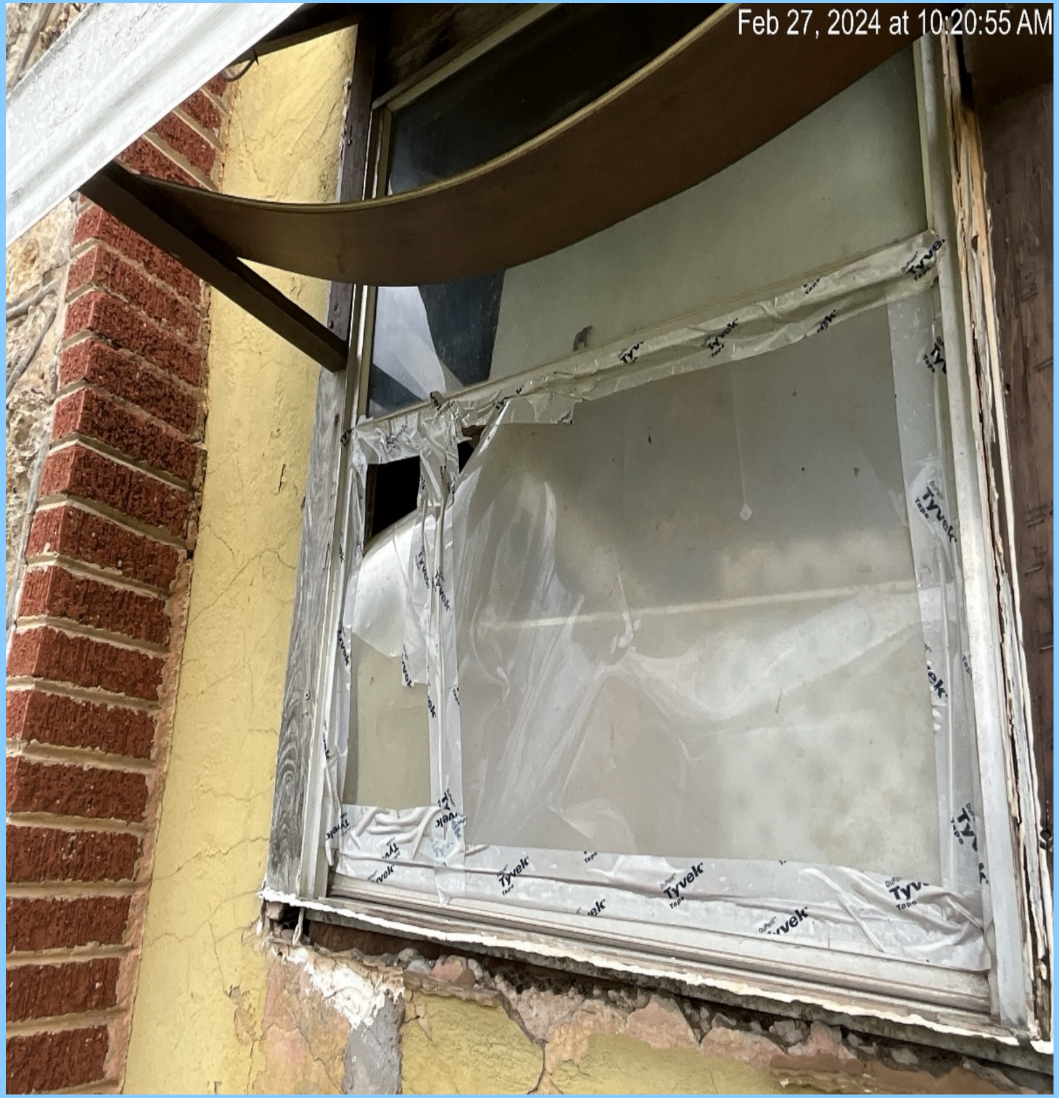
Exterior Dilapidation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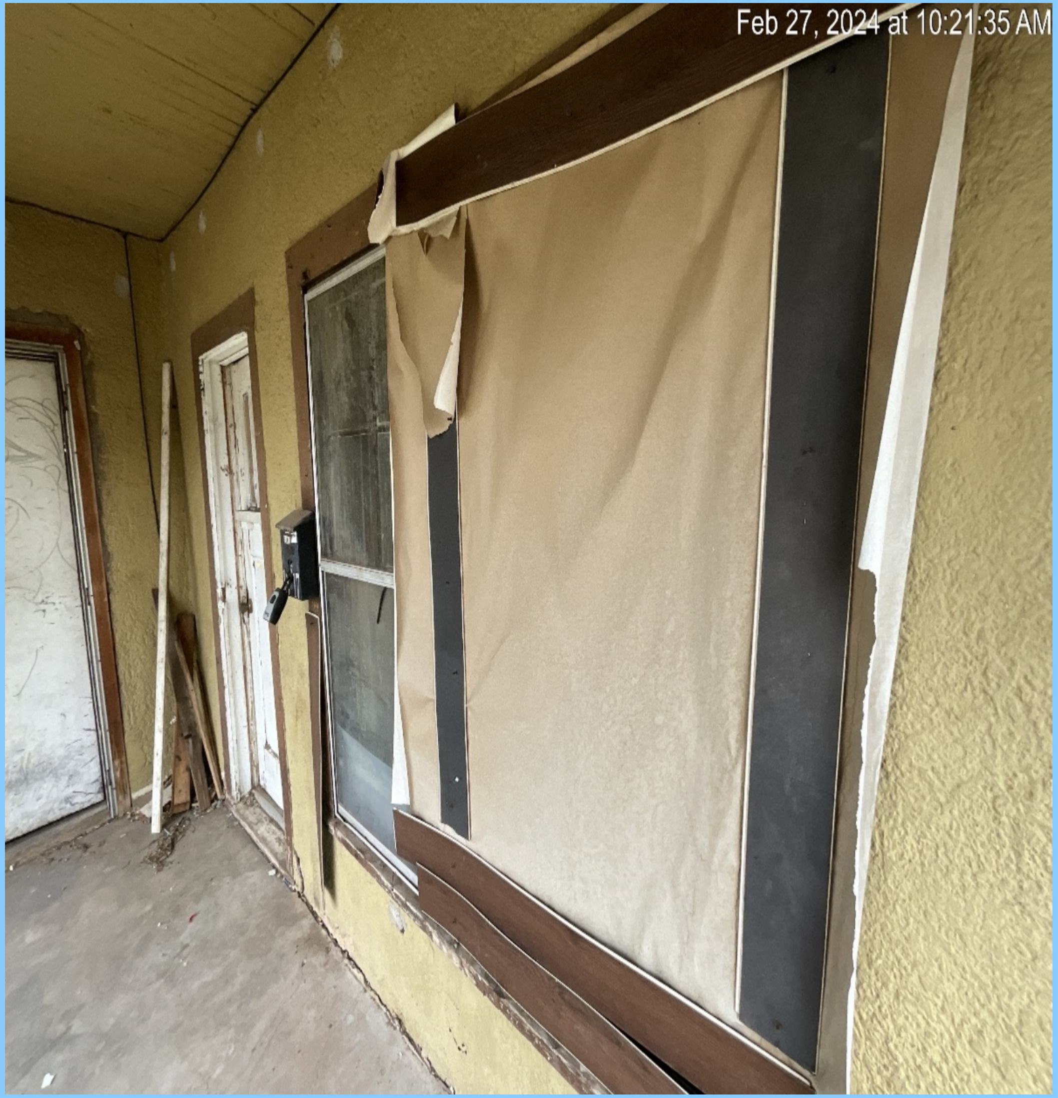
Tyvek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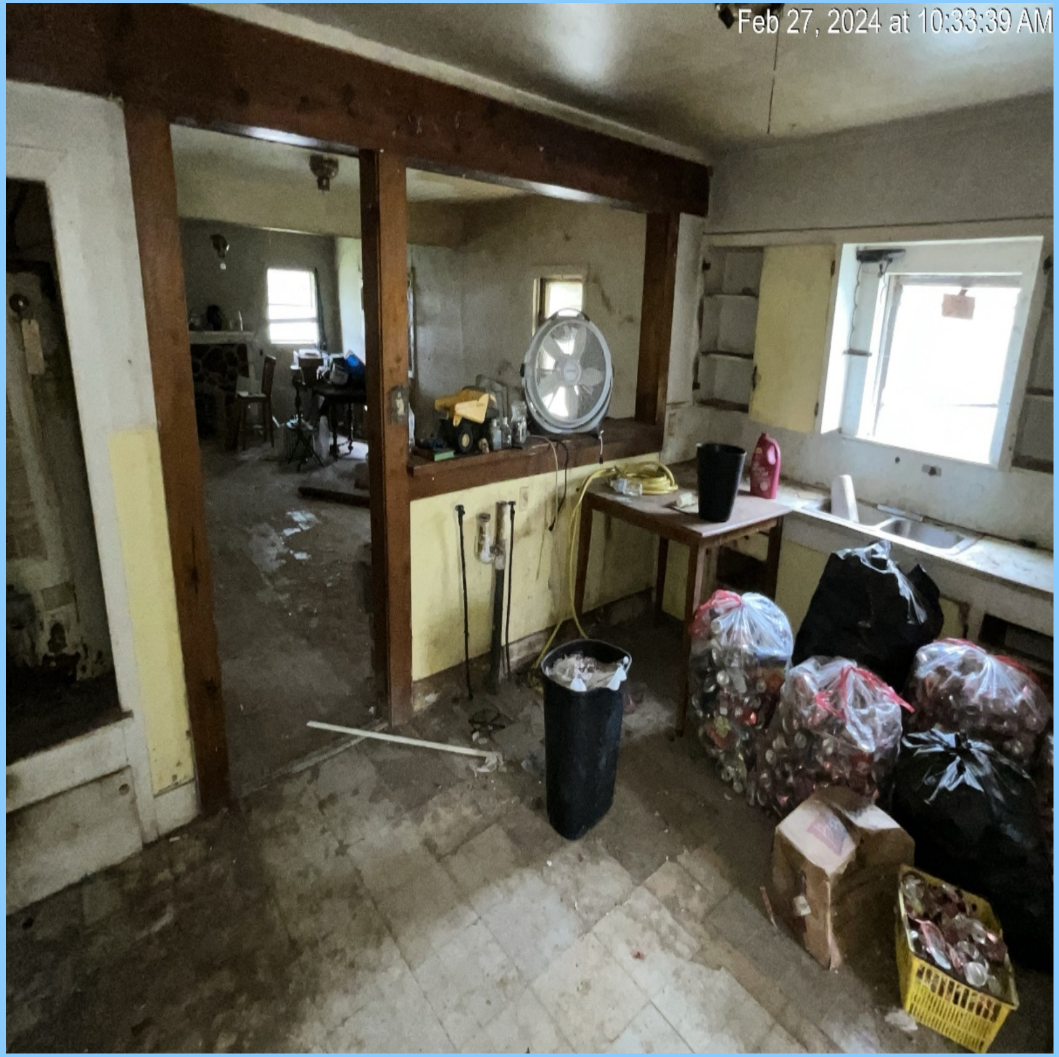
Interior Conditions – Inadequate Sanitation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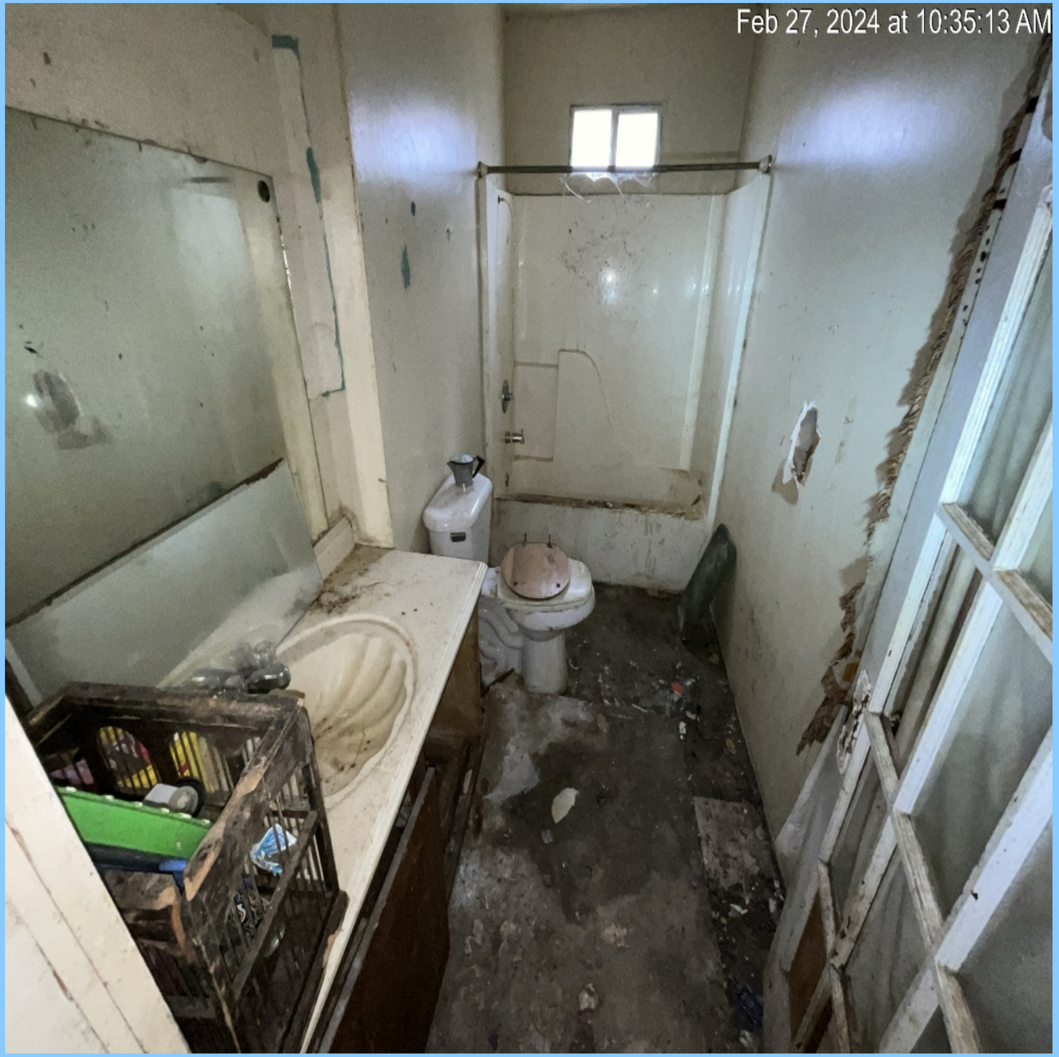
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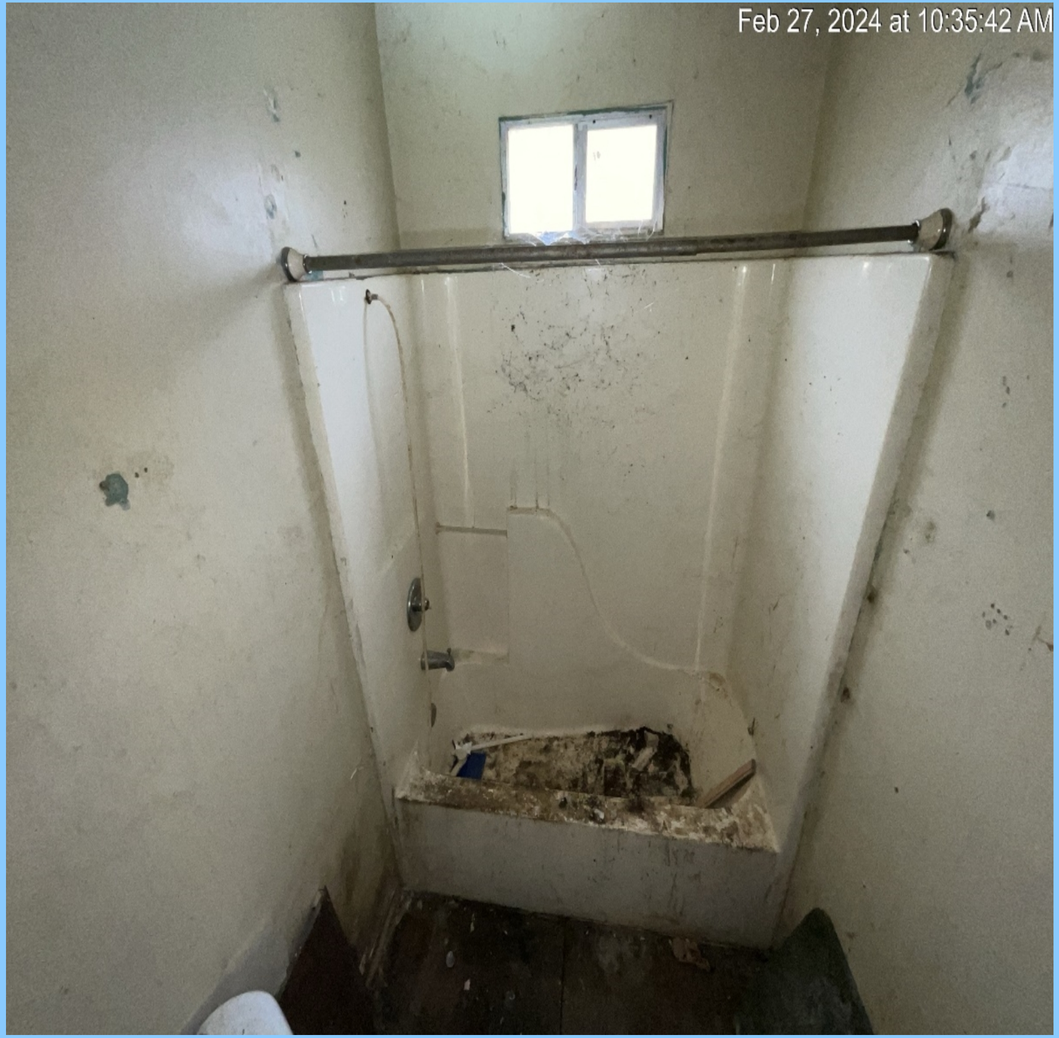
Interior Conditions – Inadequate Sanitation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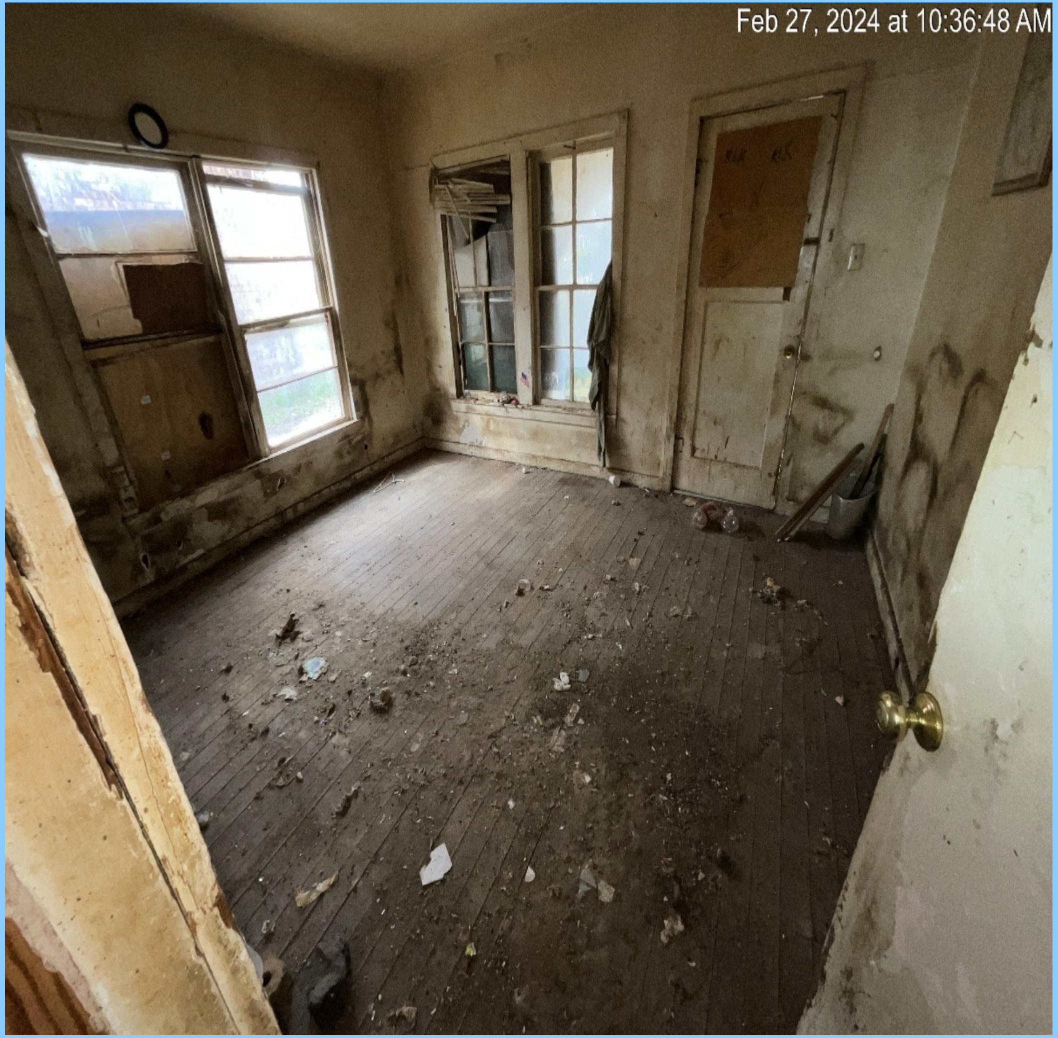
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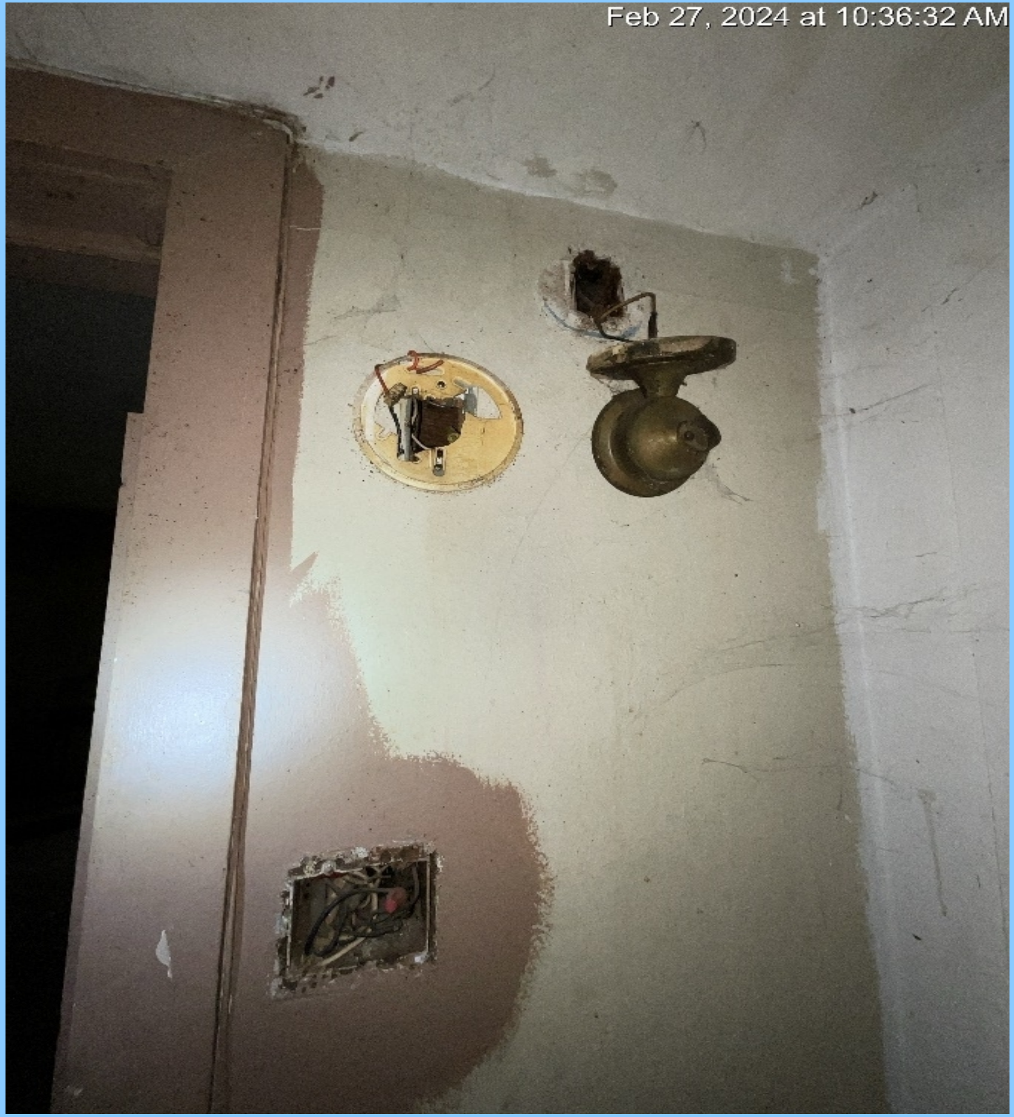
Hazardous Electrical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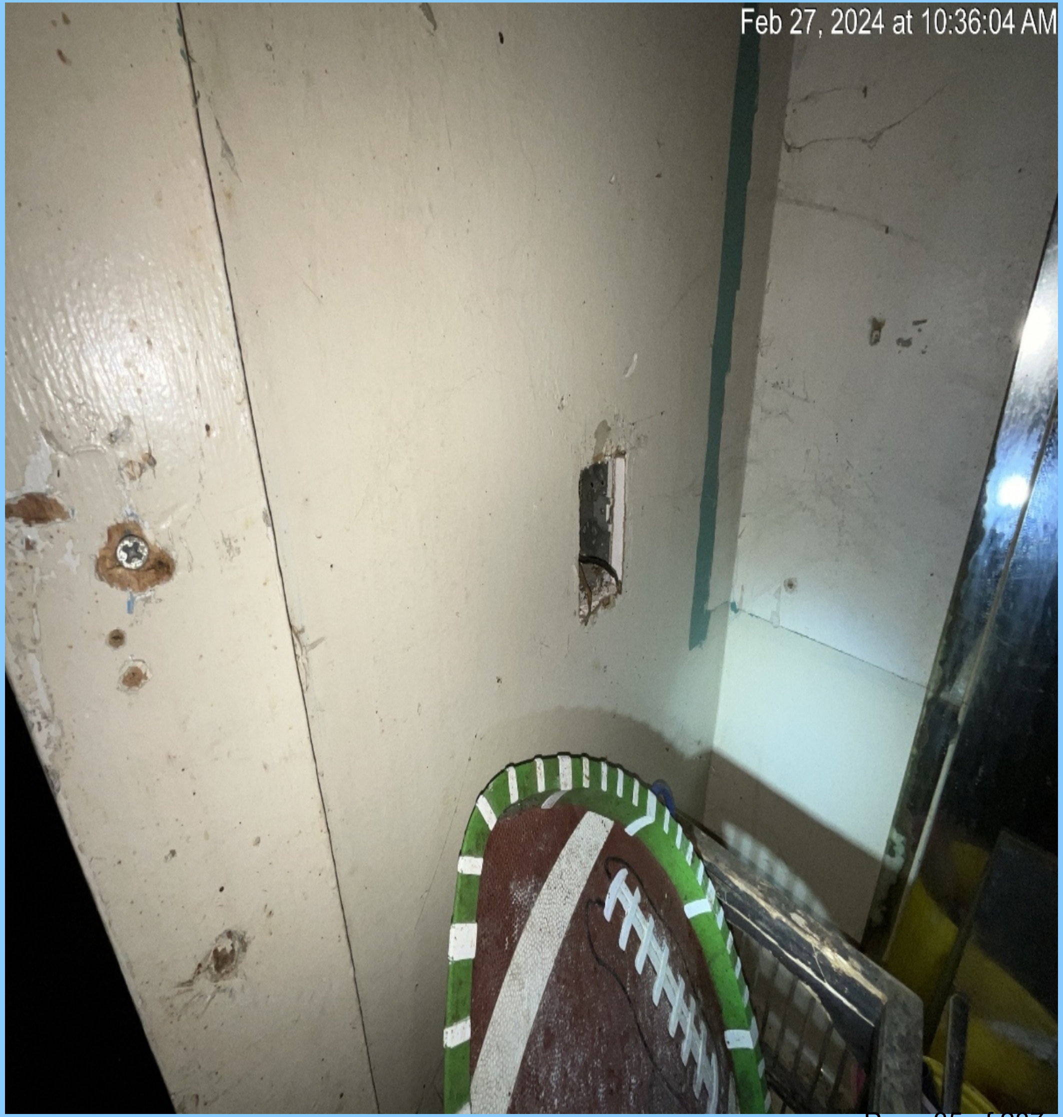
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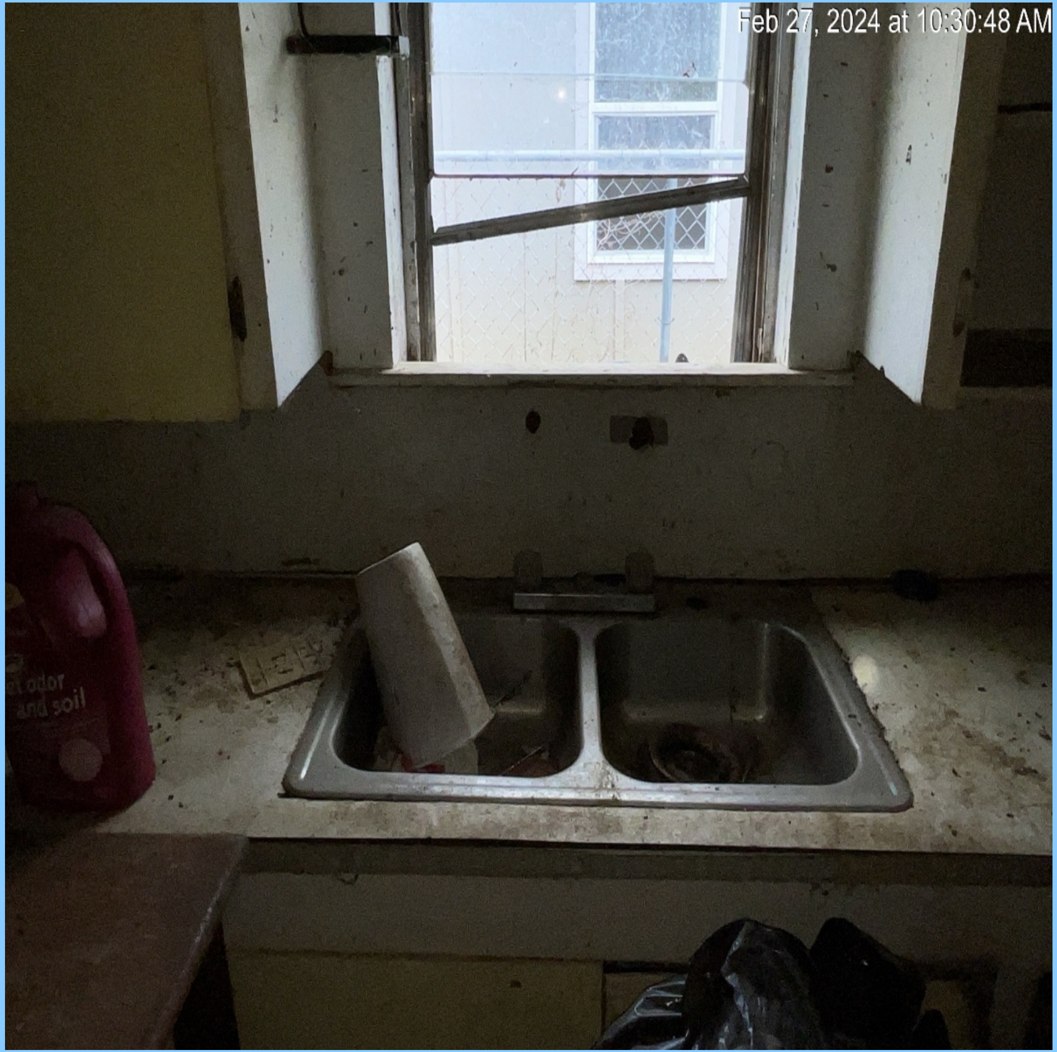
Hazardous Plumbing



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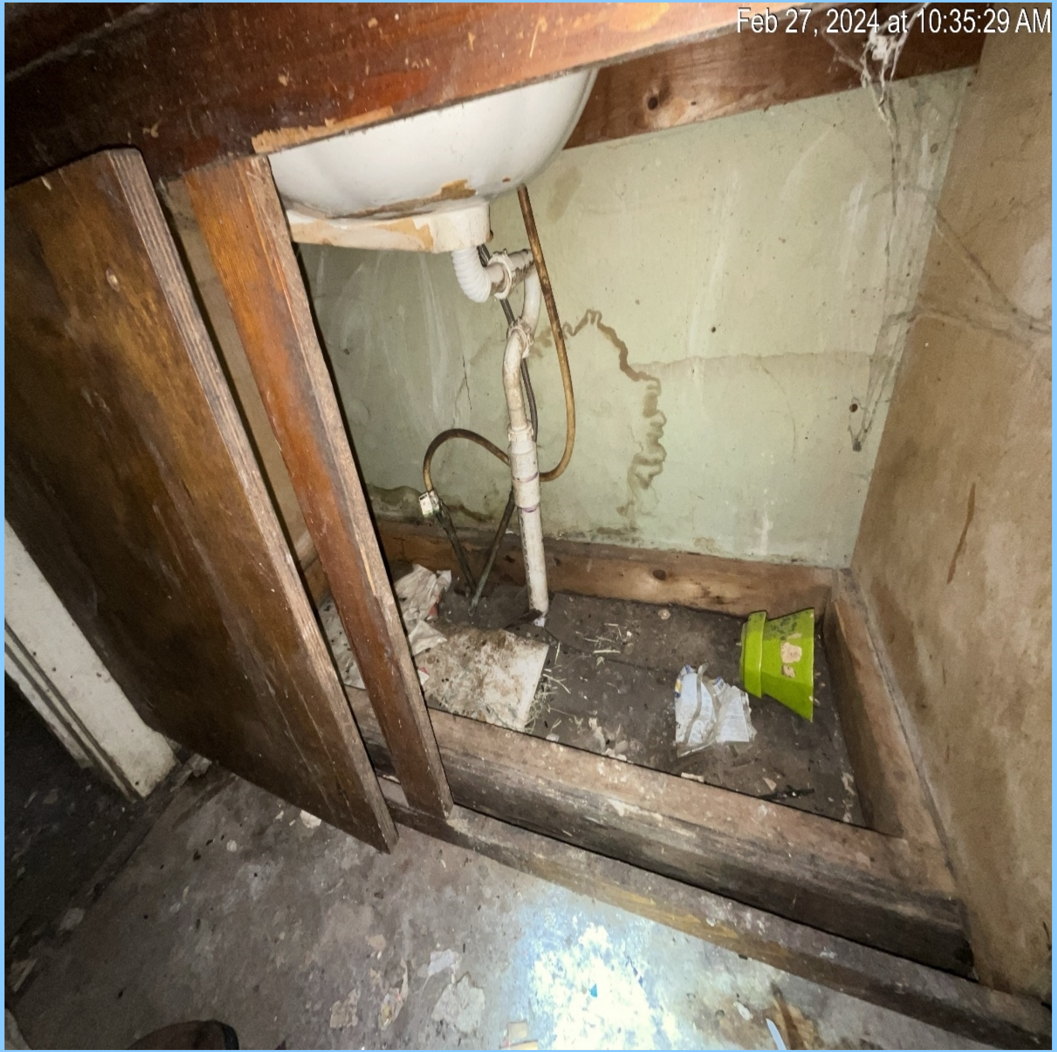

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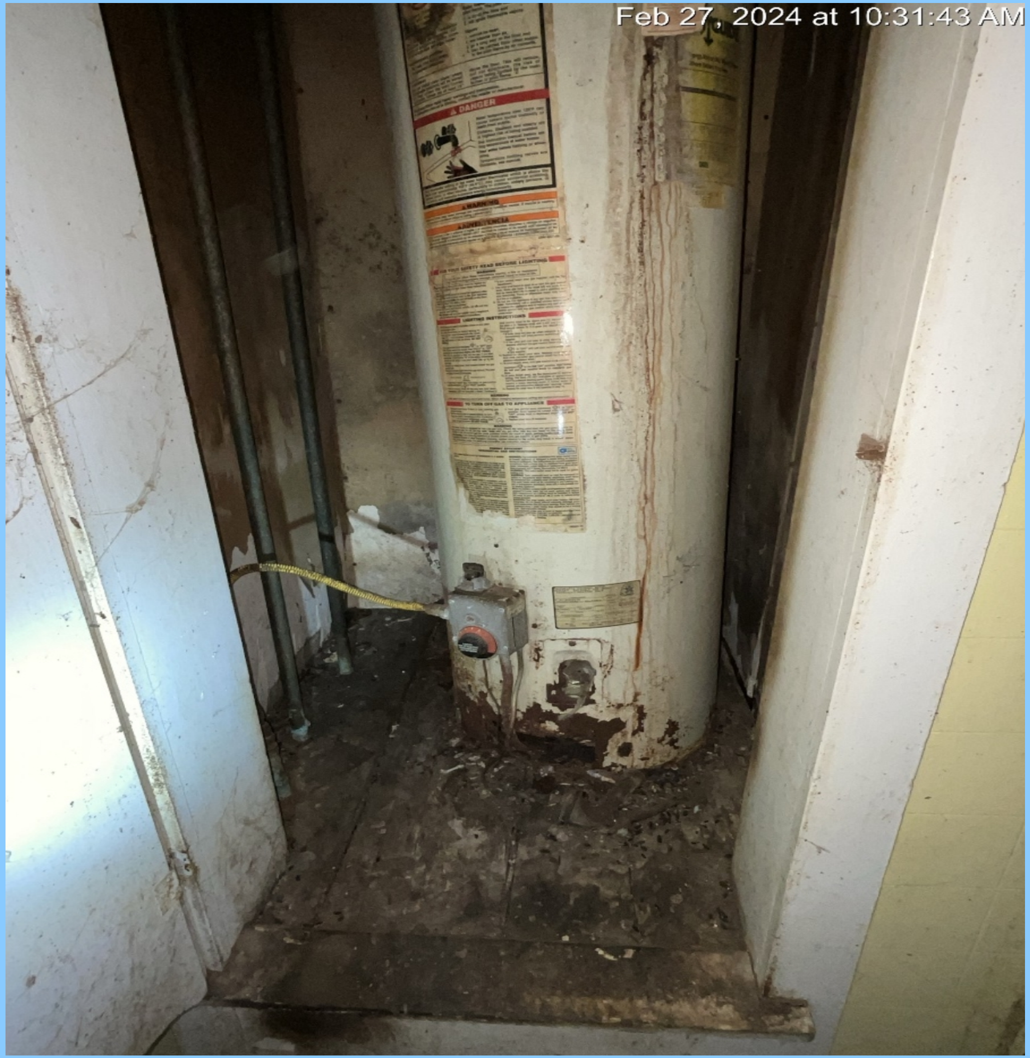
Hazardous Mechanical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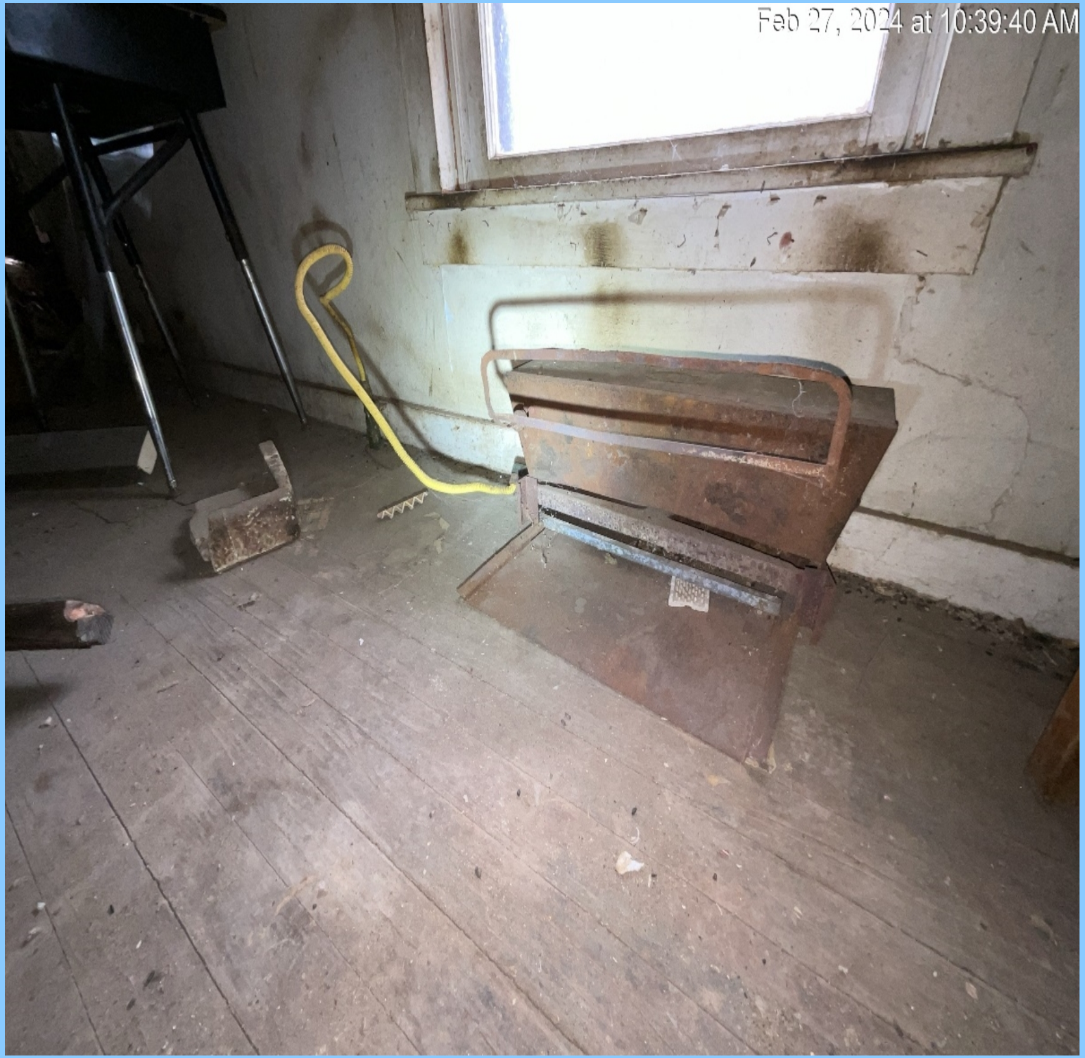
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Timeline of Events

- **July 25, 2022 –** Initial inspection, identified a dilapidated, dangerous, and extremely unsanitary property. Tenants were being evicted at this time.
- **October 18, 2022** – No change to condition of property.
- **November 9, 2022 –** Affidavit of condemnation recorded at county clerk.
- **December 1, 2022** – Property purchased, new deed recorded at county clerk.
- **December 20, 2022** – Notice of condemnation and 30-60 sent to new owner.
- **April 6, 2023** – No plan of action received. No permit applied for.
- **April 18, 2023** – Exterior property was cleaned.
- **May 3, 2023 – Board ordered 30-60.**
- **May 31, 2023** – Homeowner agreed upon 30 days to have plan of action turned in.
- **July 13, 2023** – Phone call from owner, let me know he has cleaned out property and he is awaiting contractor quotes to complete plan of action.
- **February 28, 2024** – Property sold to Harris Investment Property, LLC
- **March 5, 2024** – Notice of April hearing posted on structure.
- **March 15, 2024** – Notice of April hearing sent to owner.
- **March 20, 2024** – Notice of April hearing sent to registered agent of owner.

Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS

End of 1317 Beech St. presentation

CITY OF
ABILENE
TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

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: $1,238.30

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 6, 2023 – Board ordered 30-60.

December 11, 2023 – Decision of the board 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 7th hearing they should be prepared to present plan of action to the board at that hearing.
January 3, 2024 – Phone call from individual stating they plan to get power of attorney from owner. She said she is wanting to renovate the house.
January 26, 2024 – Spoke to second 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.
February 7, 2024 – Neither potential property purchaser in attendance at hearing. Neither party called to let me know why they weren't able to attend or let me know they backed out of purchase.
March 5, 2024 – Notice of April hearing was posted on structure.
March 15, 2024 – Notice of April 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 April 3, 2024.

ATTACHMENTS:

1. 20240403_23-003173_625 Mesquite St 20240403_23-003173_625 Mesquite St.pptx

Case #23-003173

625 Mesquite 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 of Life Estate naming **Clifford S. Wright** as owner.

- **TAYLOR COUNTY** – Shows **Clifford S. Wright Life Est** to be the owner.

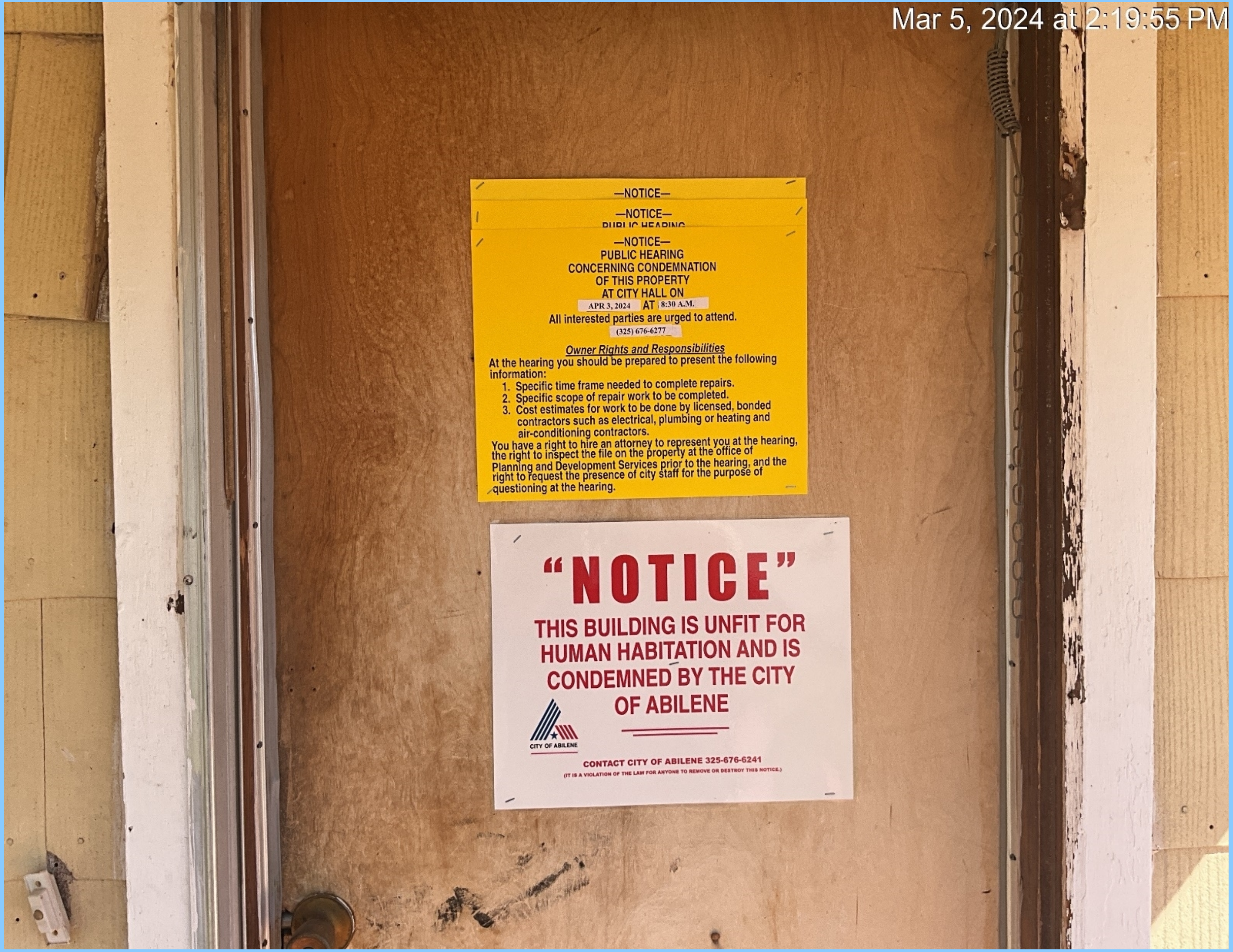
- **SECRETARY OF STATE** – Shows no entity under this name.

- **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



Mar 5, 2024 at 2:19:55 PM

—NOTICE—

—NOTICE—

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
APR 3, 2024 AT 8:30 A.M.
All interested parties are urged to attend.
(325) 676-6277

Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

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

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

"NOTICE"

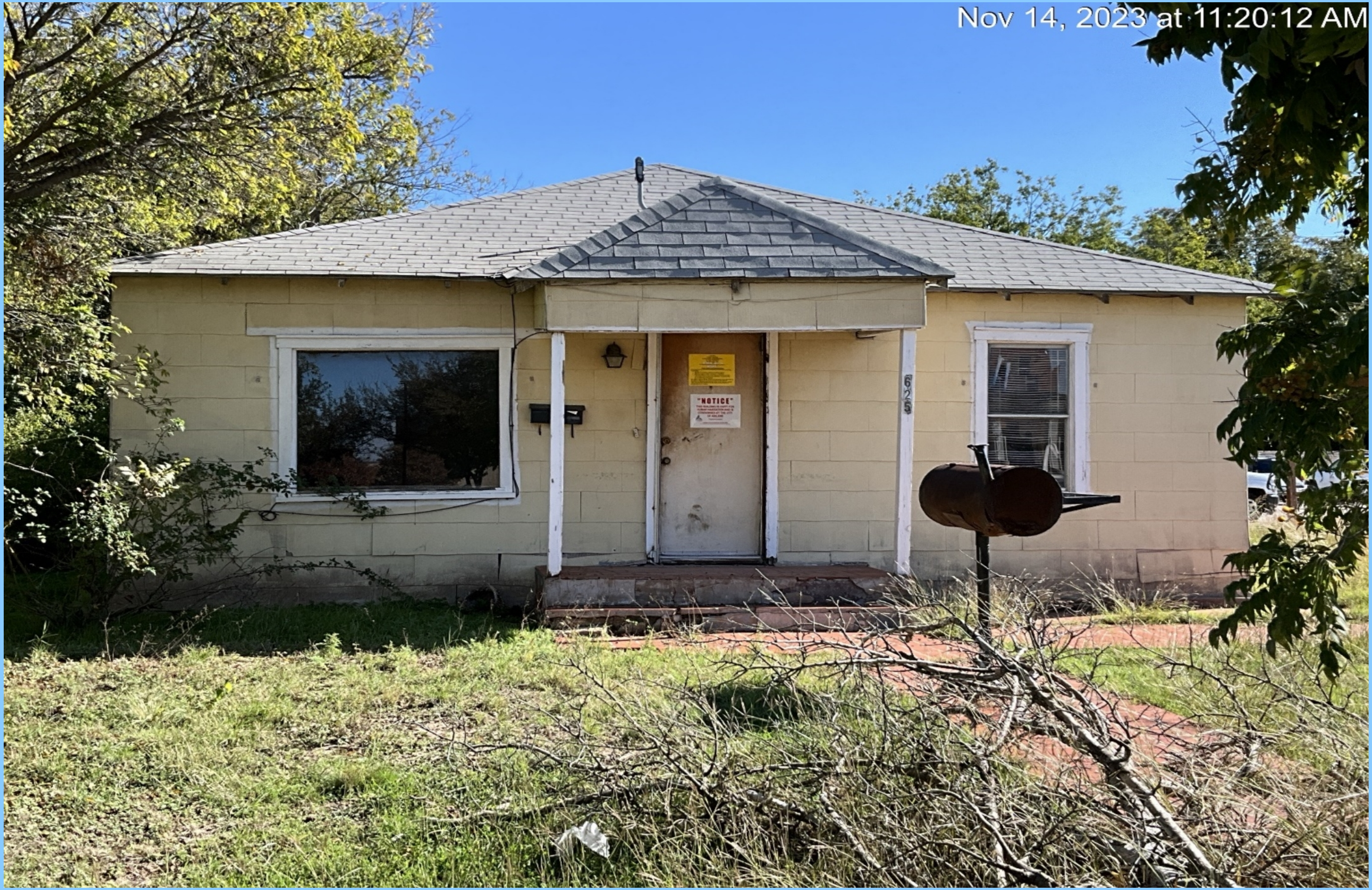
THIS BUILDING IS UNFIT FOR HUMAN HABITATION AND IS CONDEMNED BY THE CITY OF ABILENE

CITY OF ABILENE

CONTACT CITY OF ABILENE 325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

Front West Side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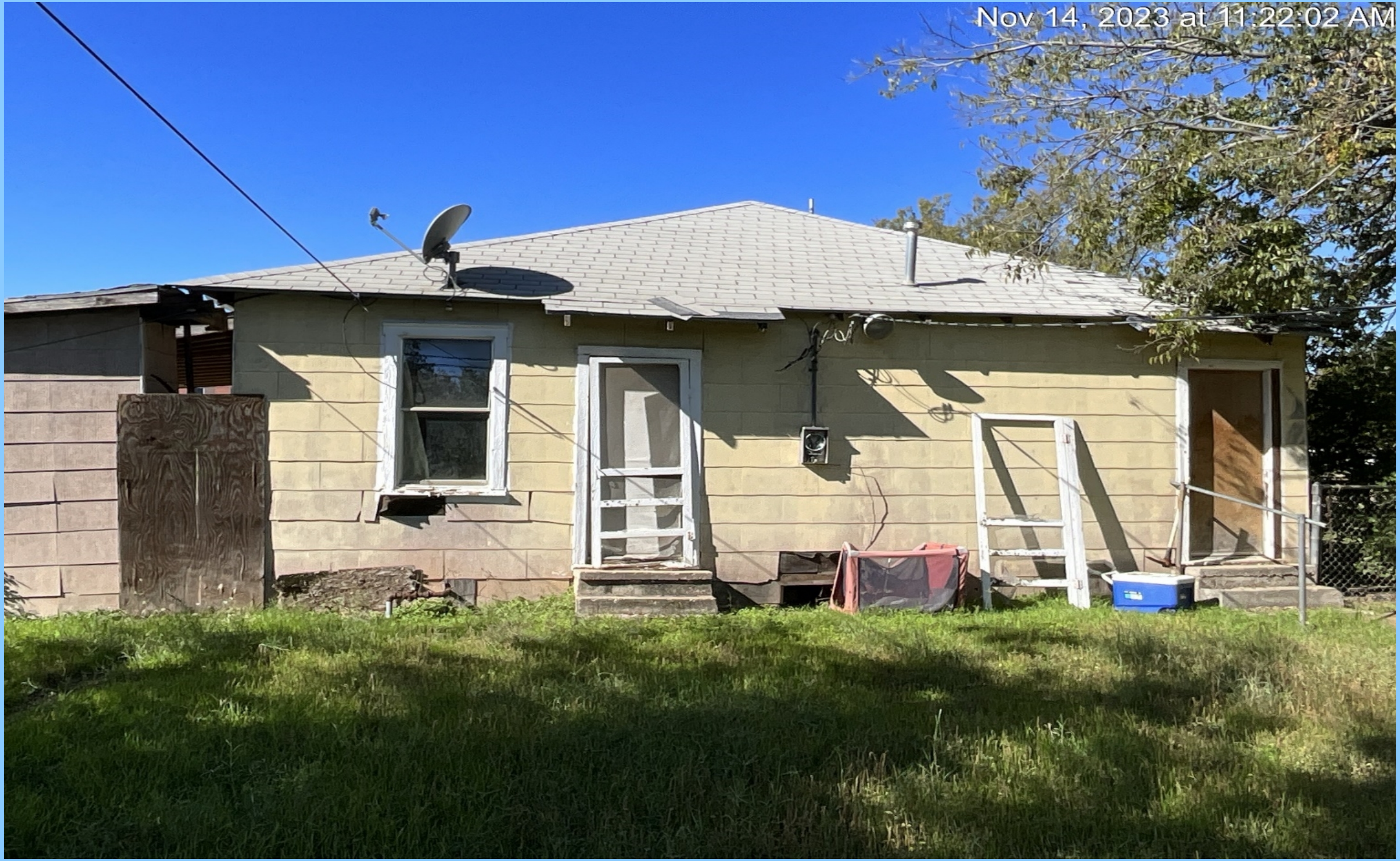
"NOTICE"
625

Rear East Side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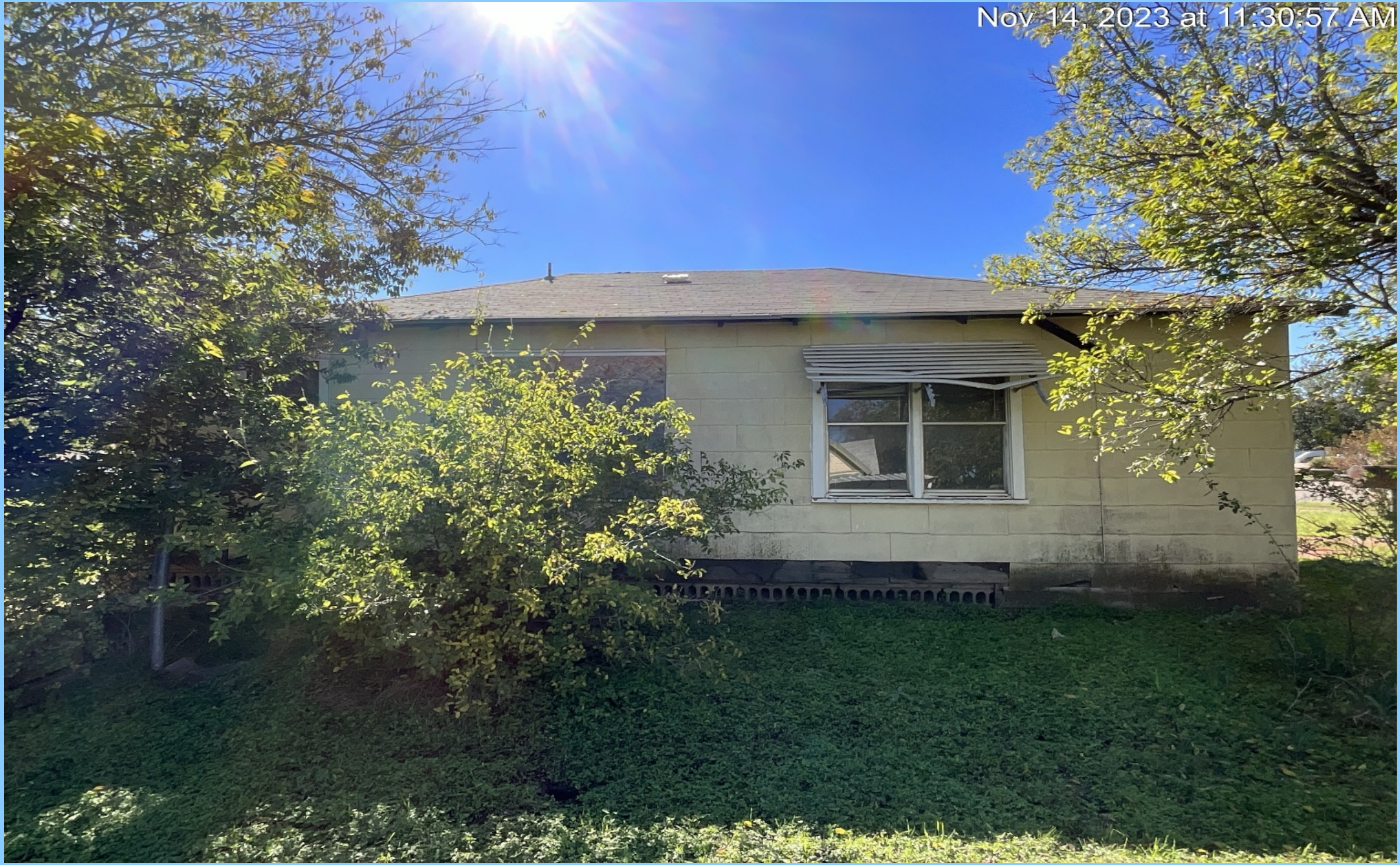
North Side



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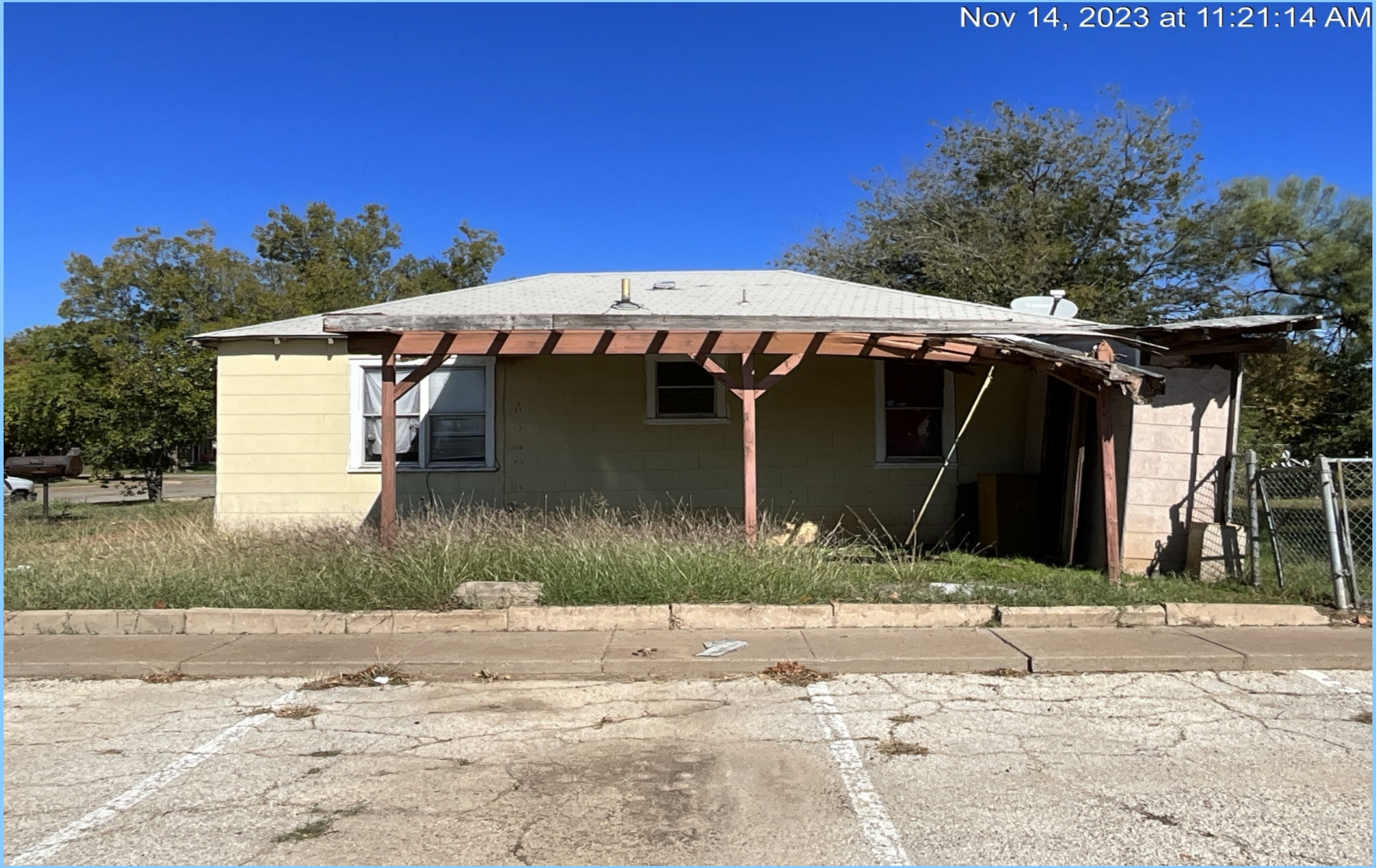
South Side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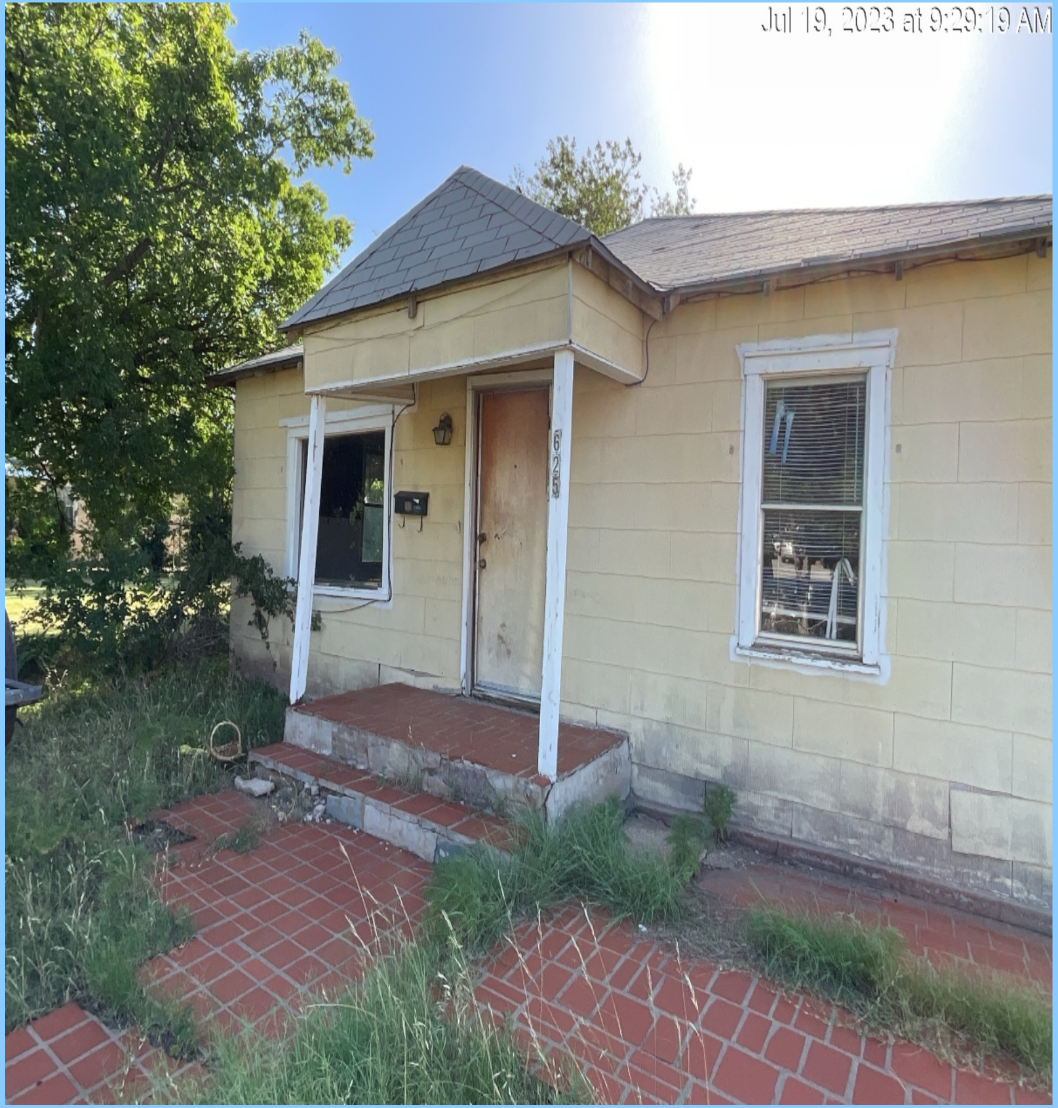
Substandard Code Violations

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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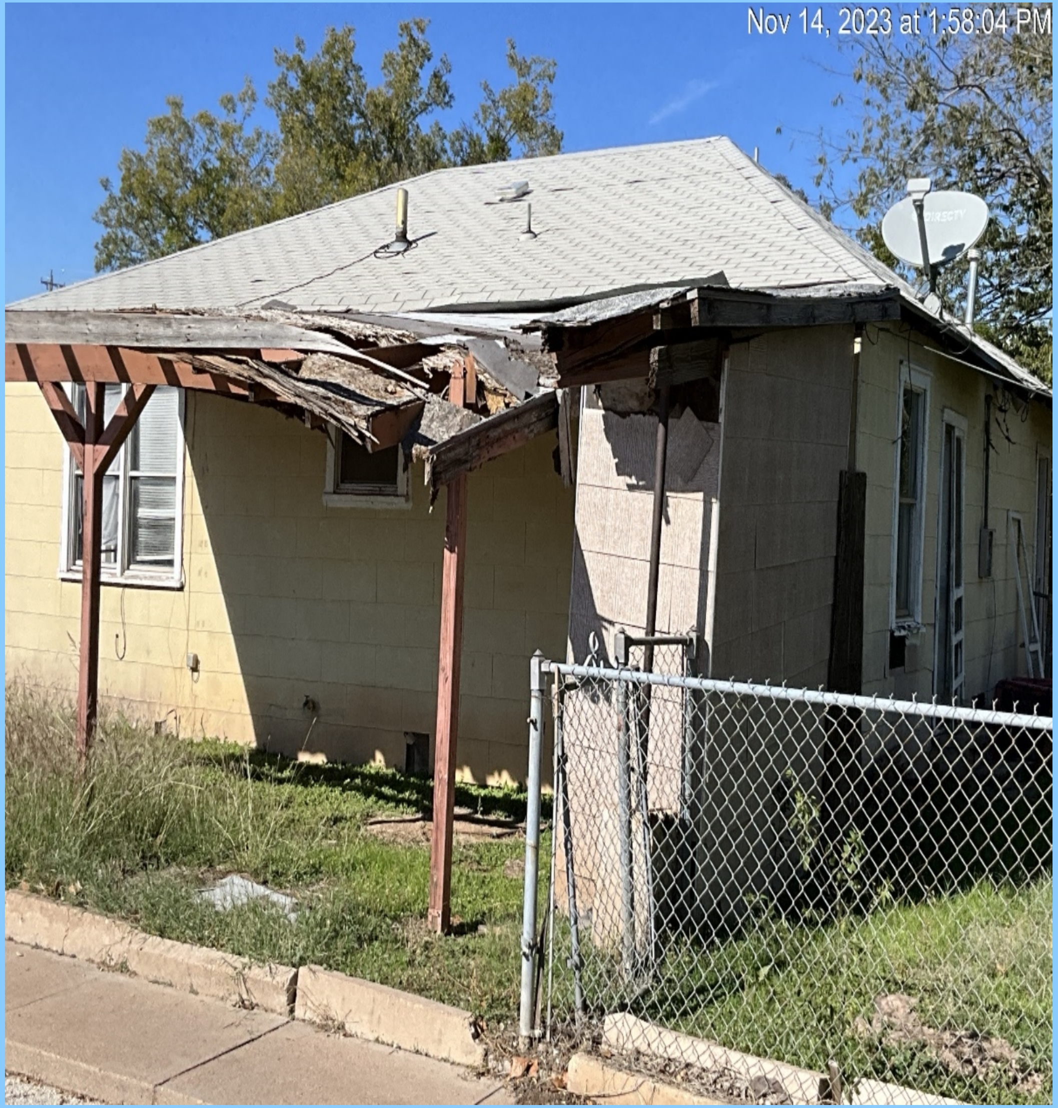
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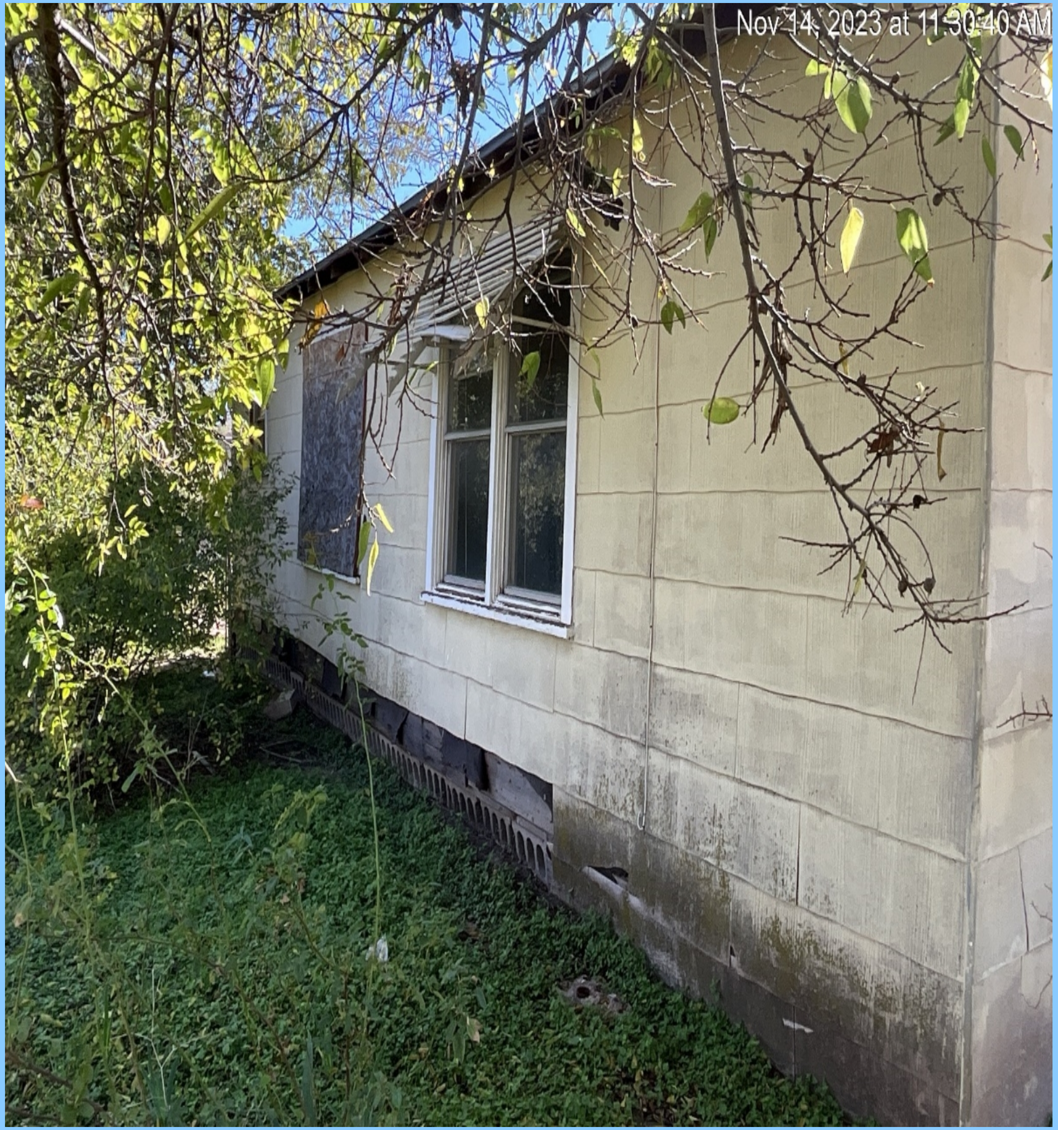
Exterior Dilapidation/Structural Hazard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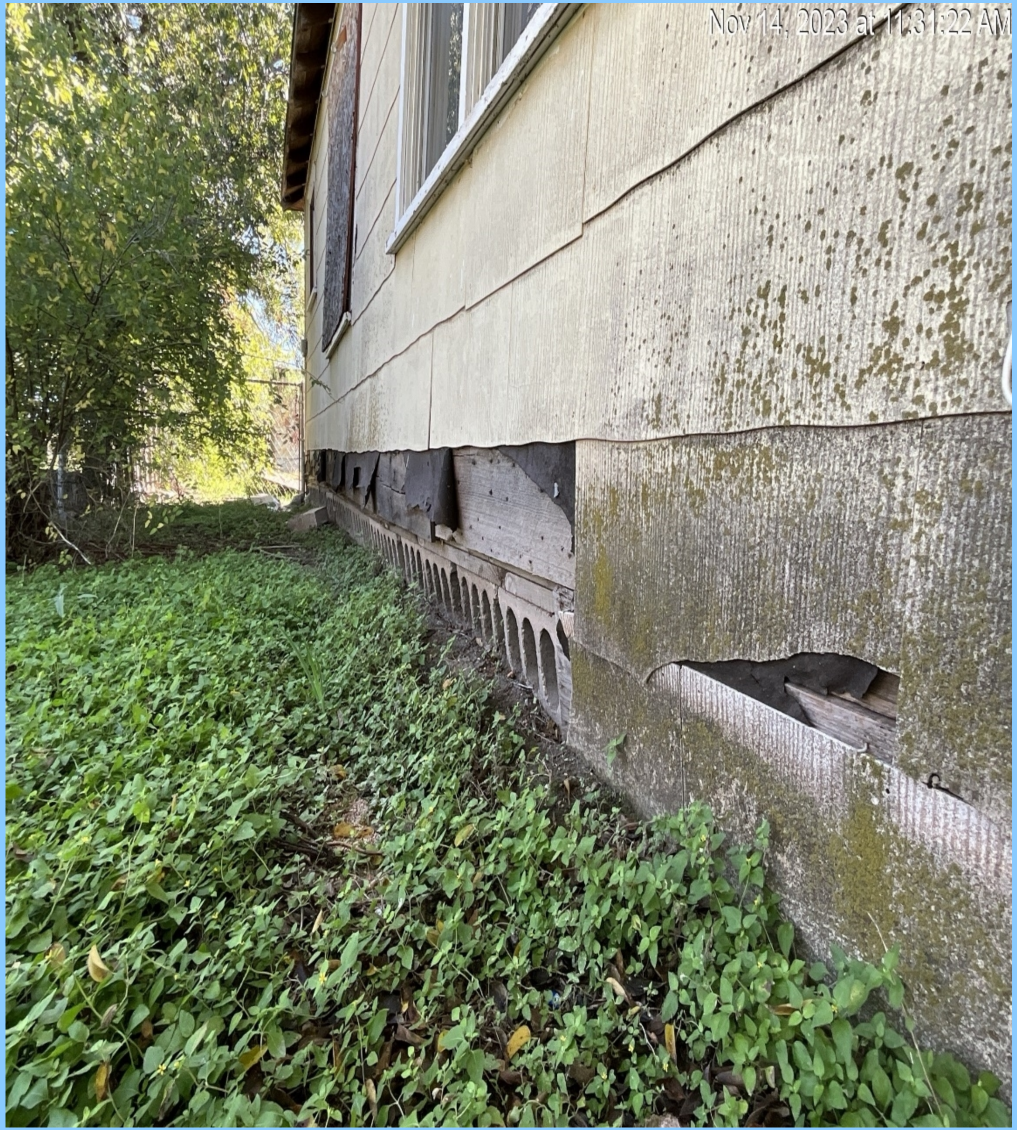
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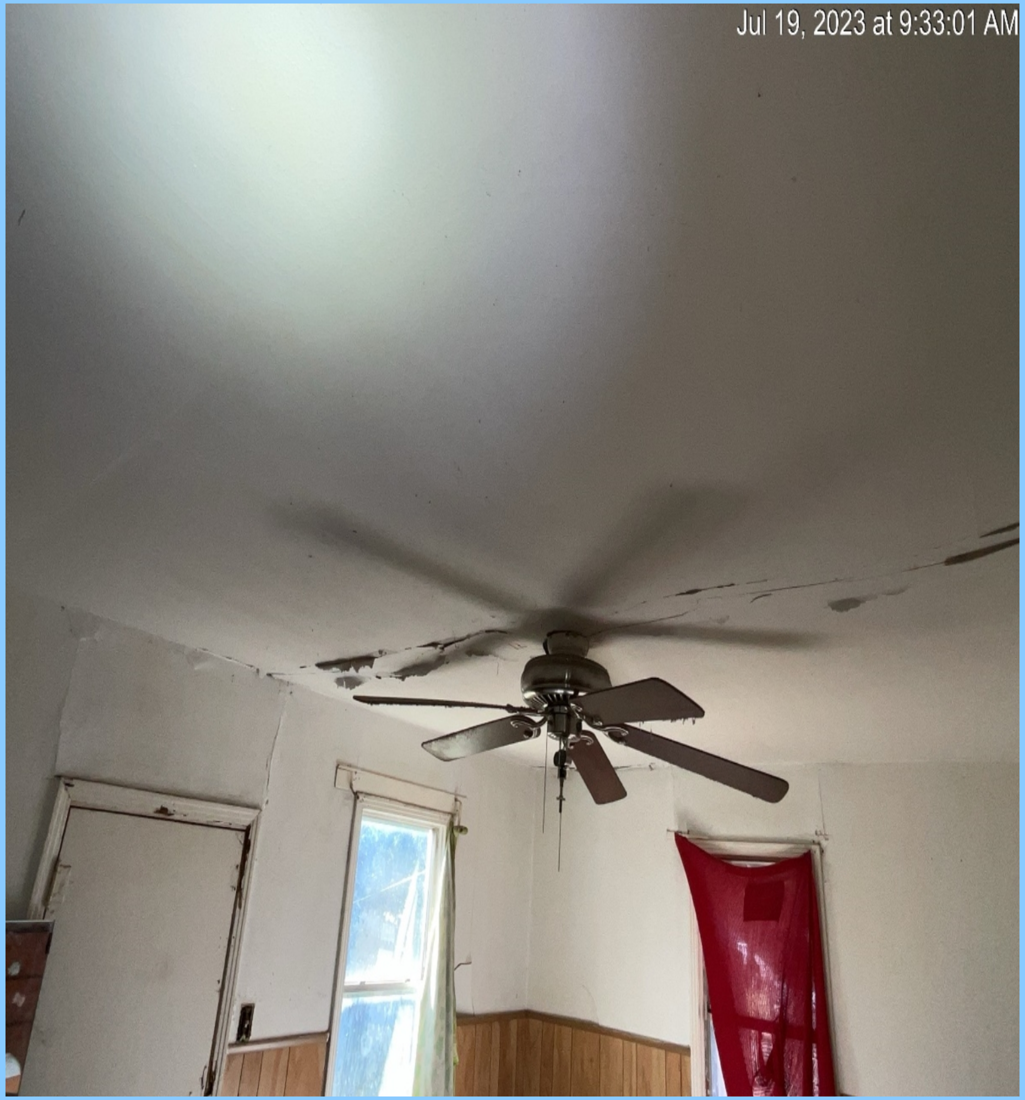
Interior Dilapidation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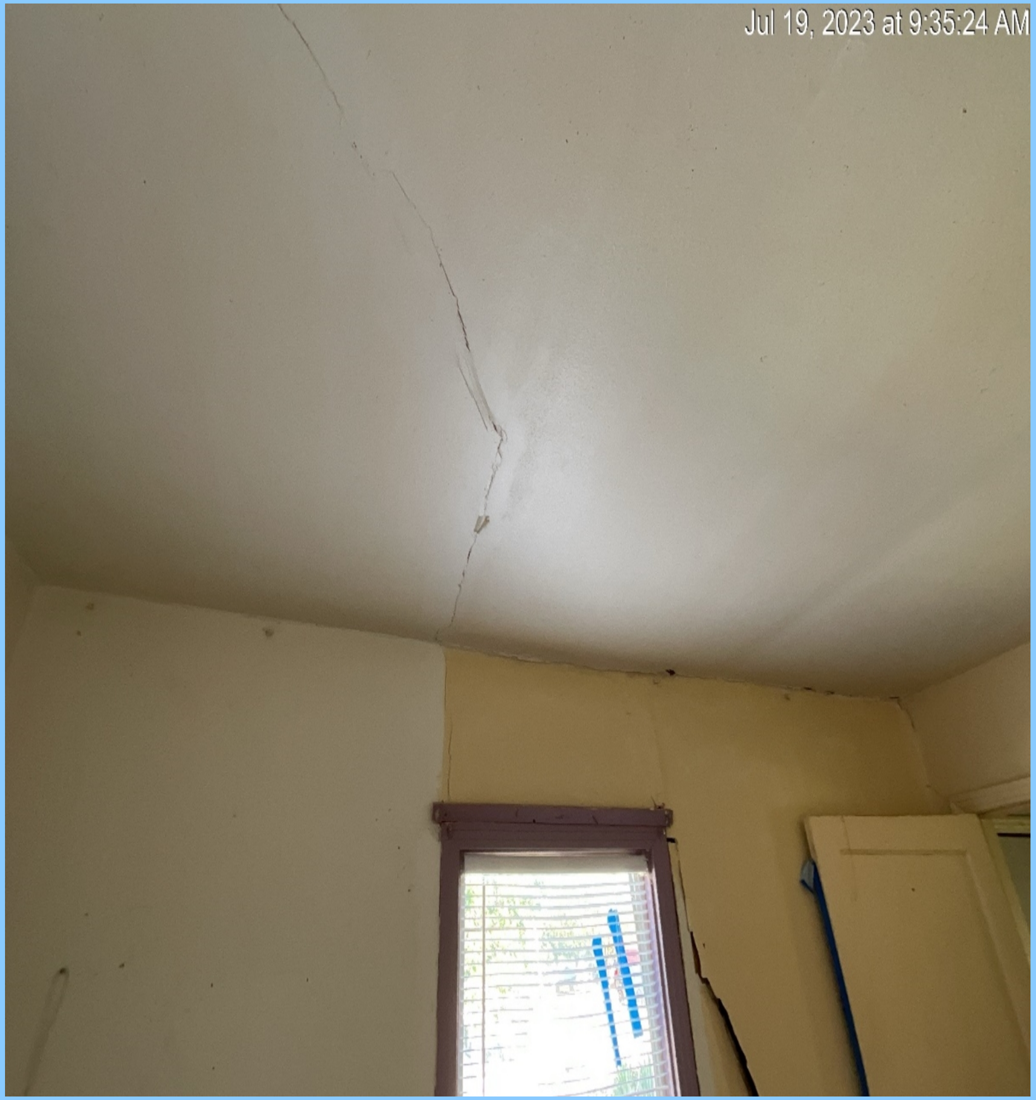
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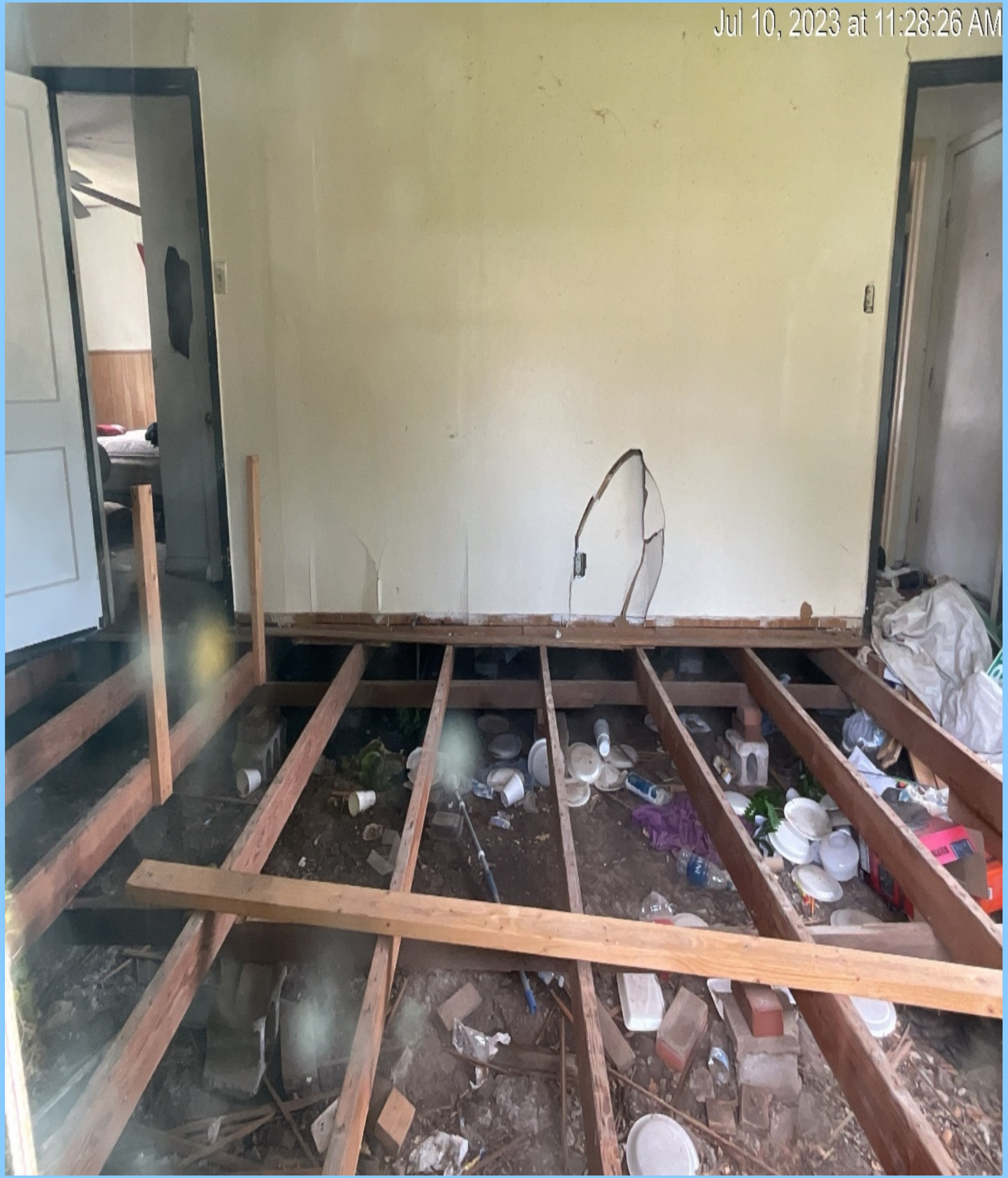
Interior Dilapidation/Structural Hazard (foundation wall)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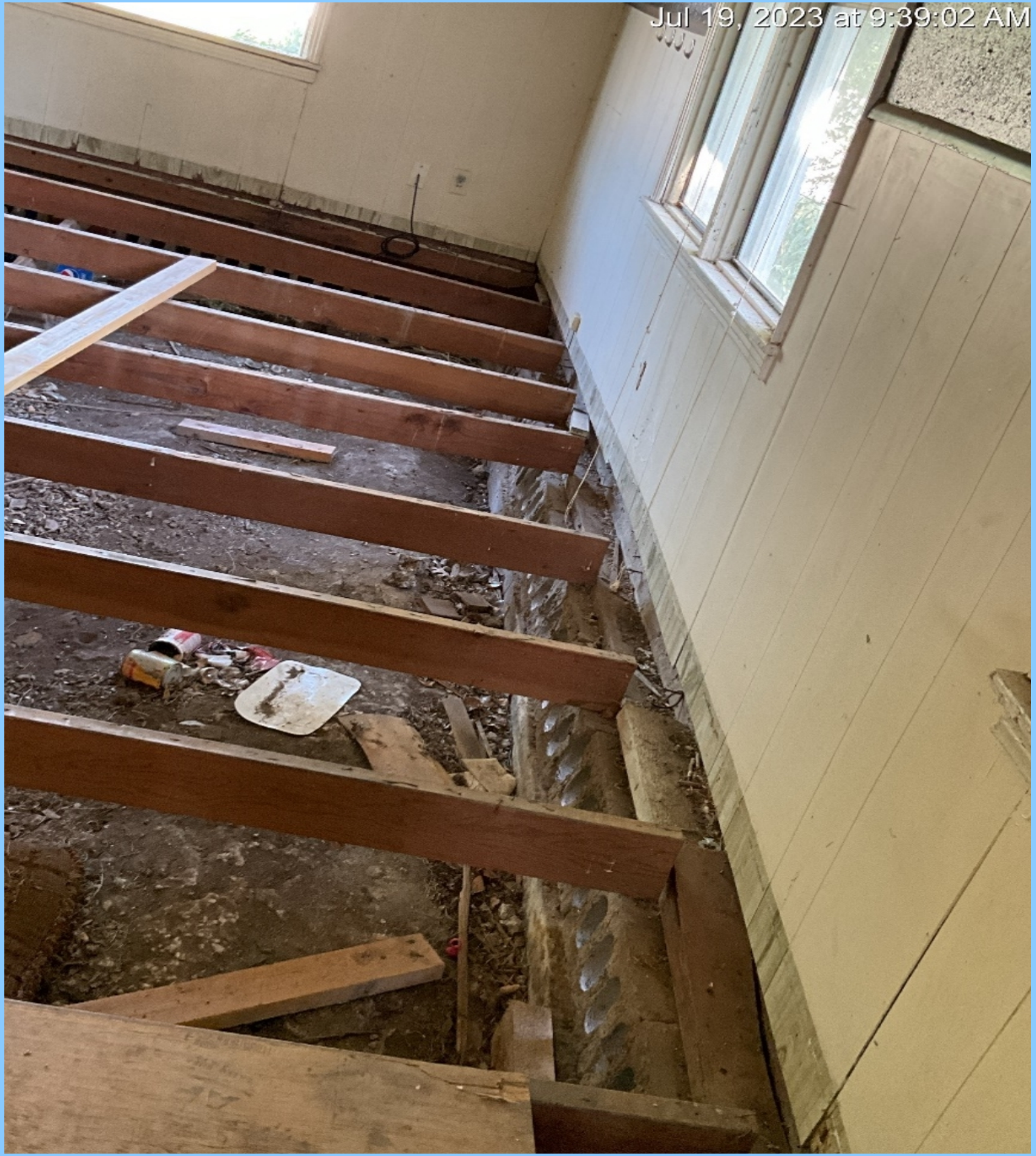
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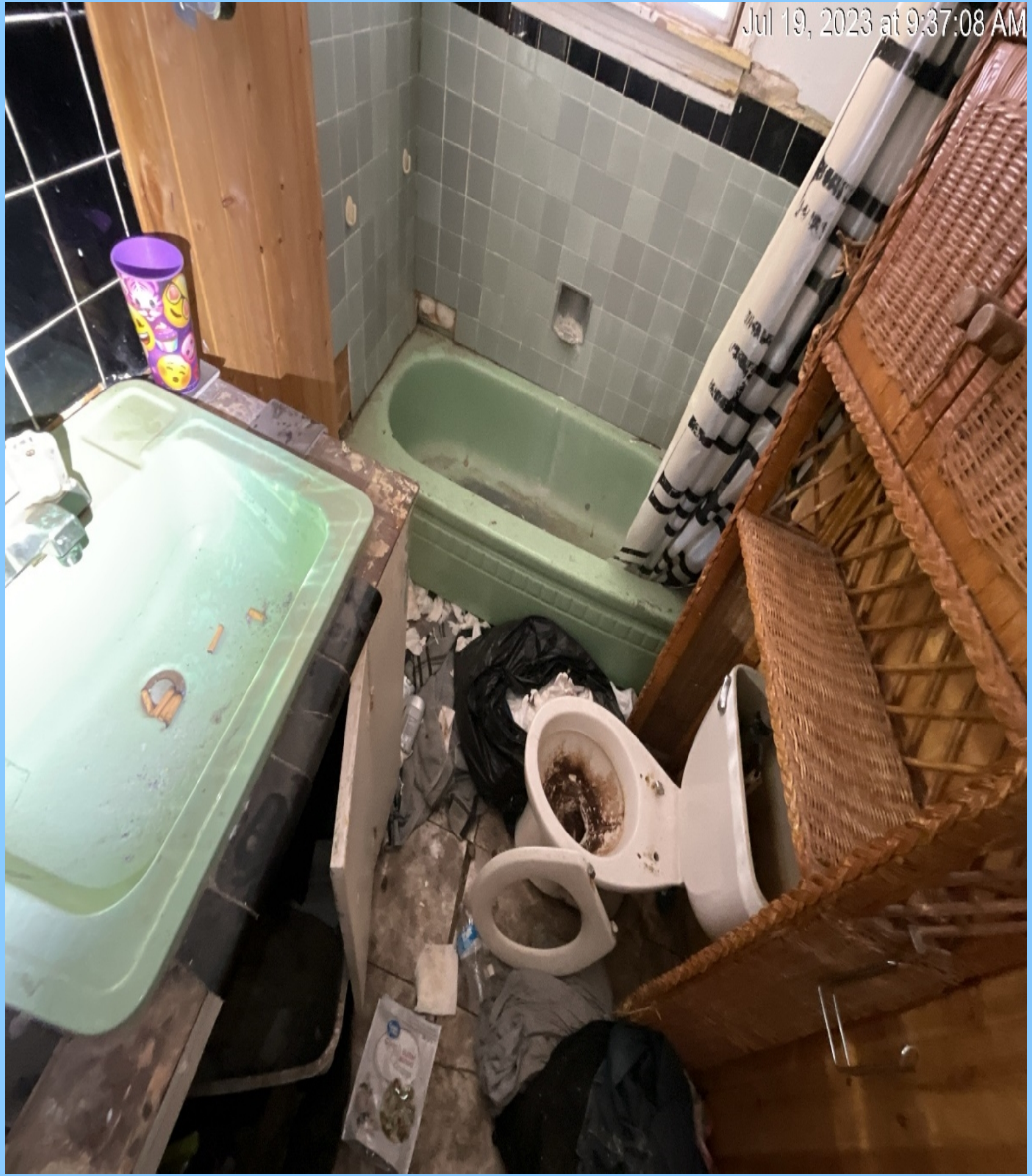
Inadequate Sanitation



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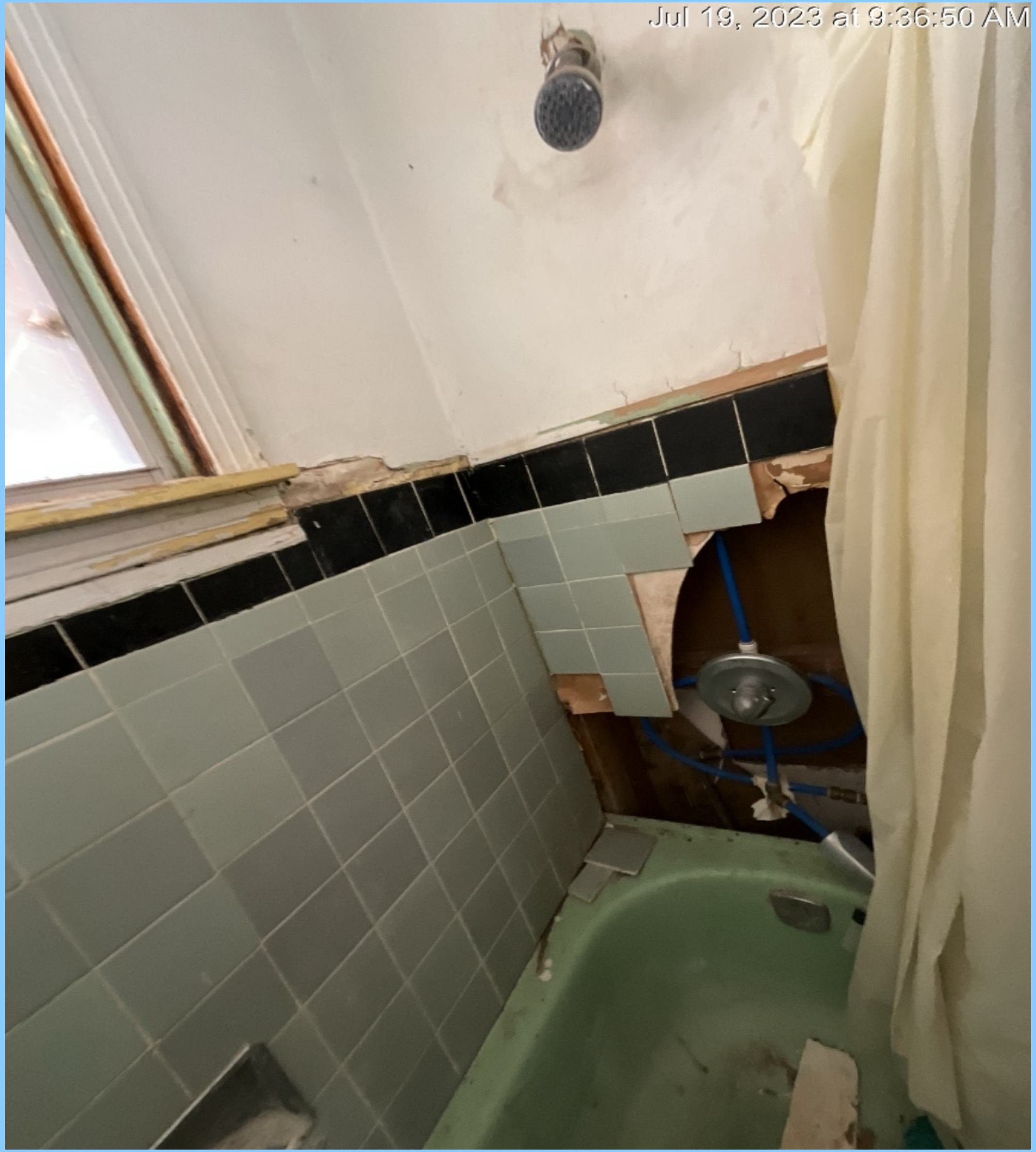

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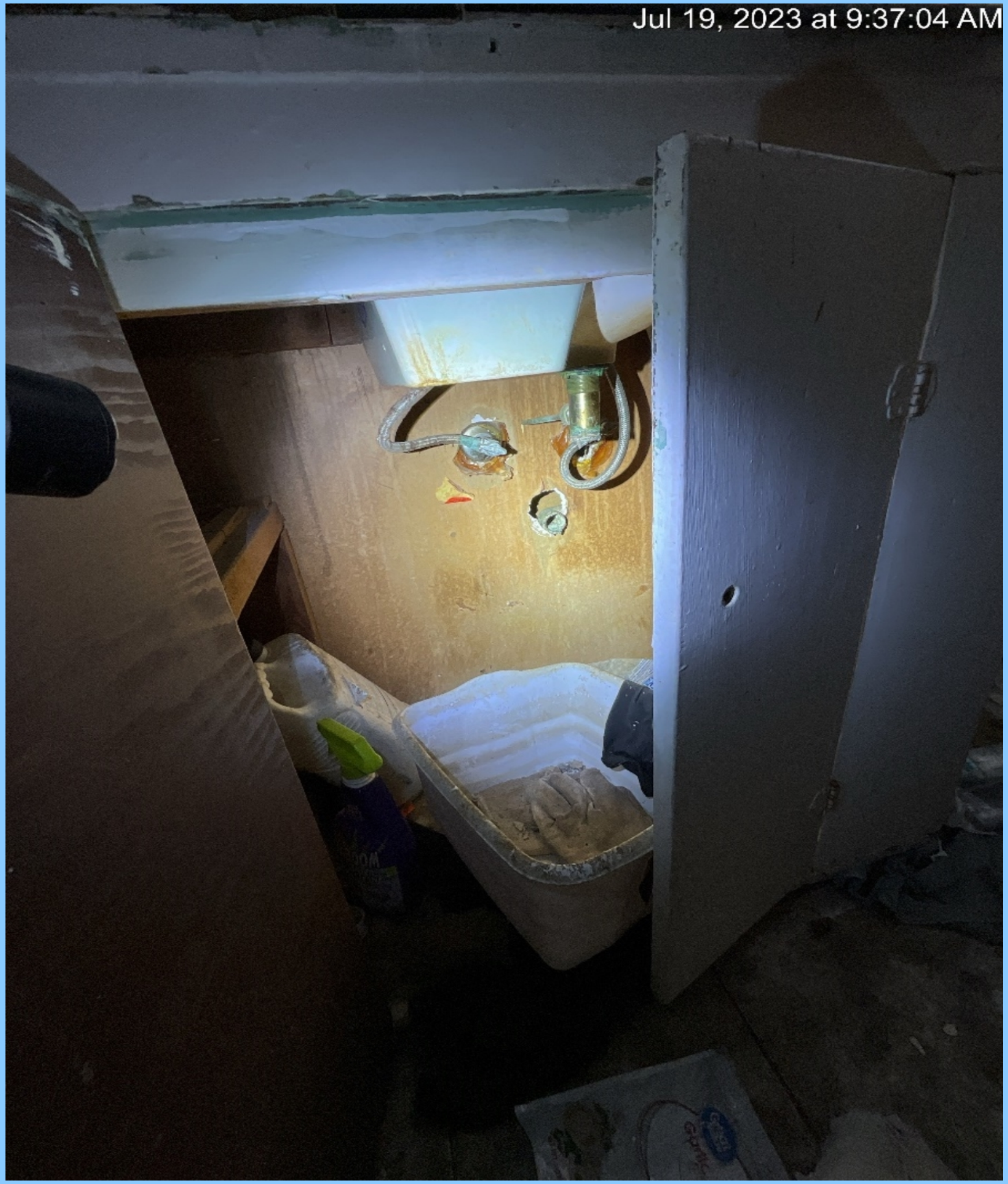
Inadequate Sanitation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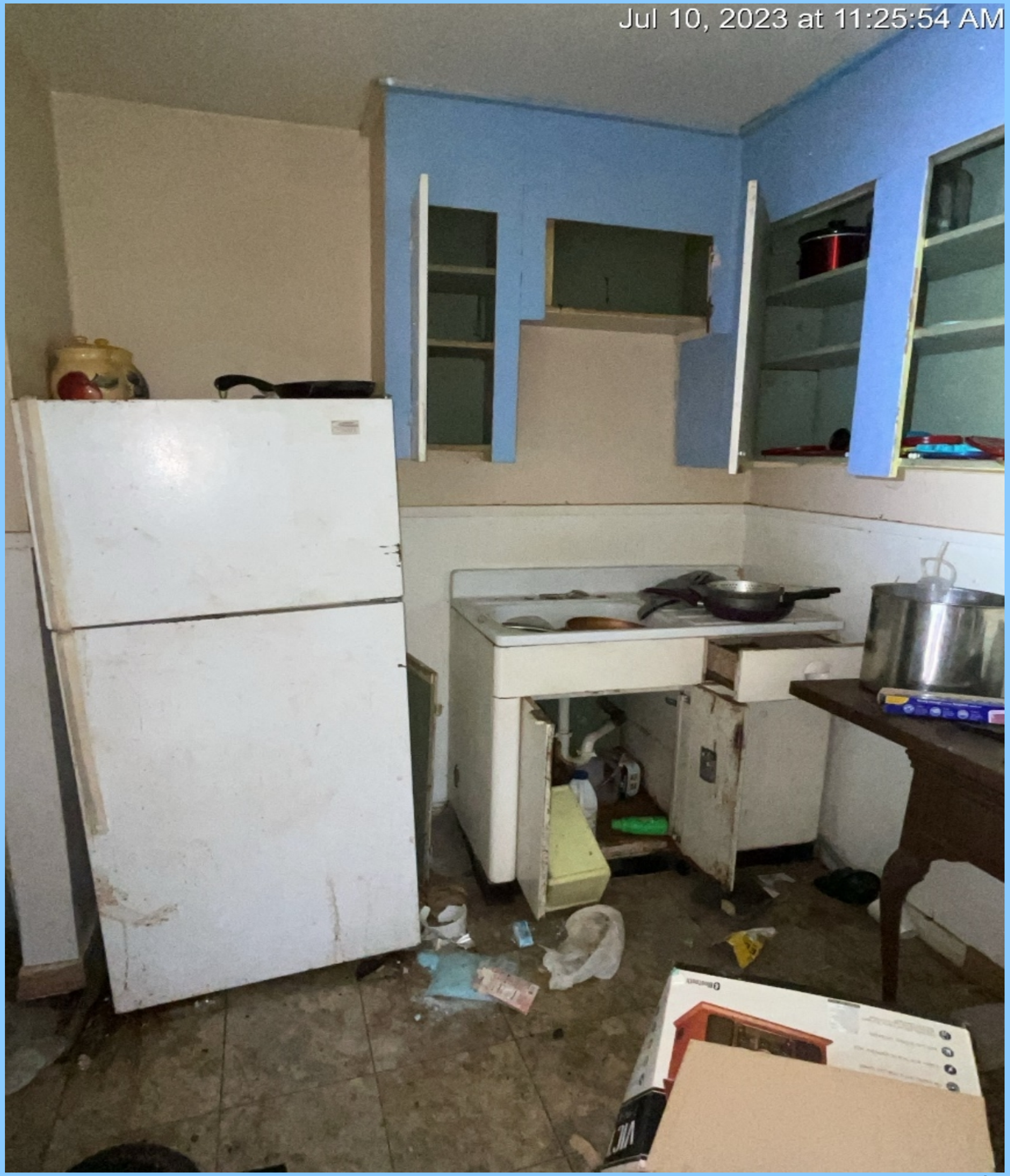
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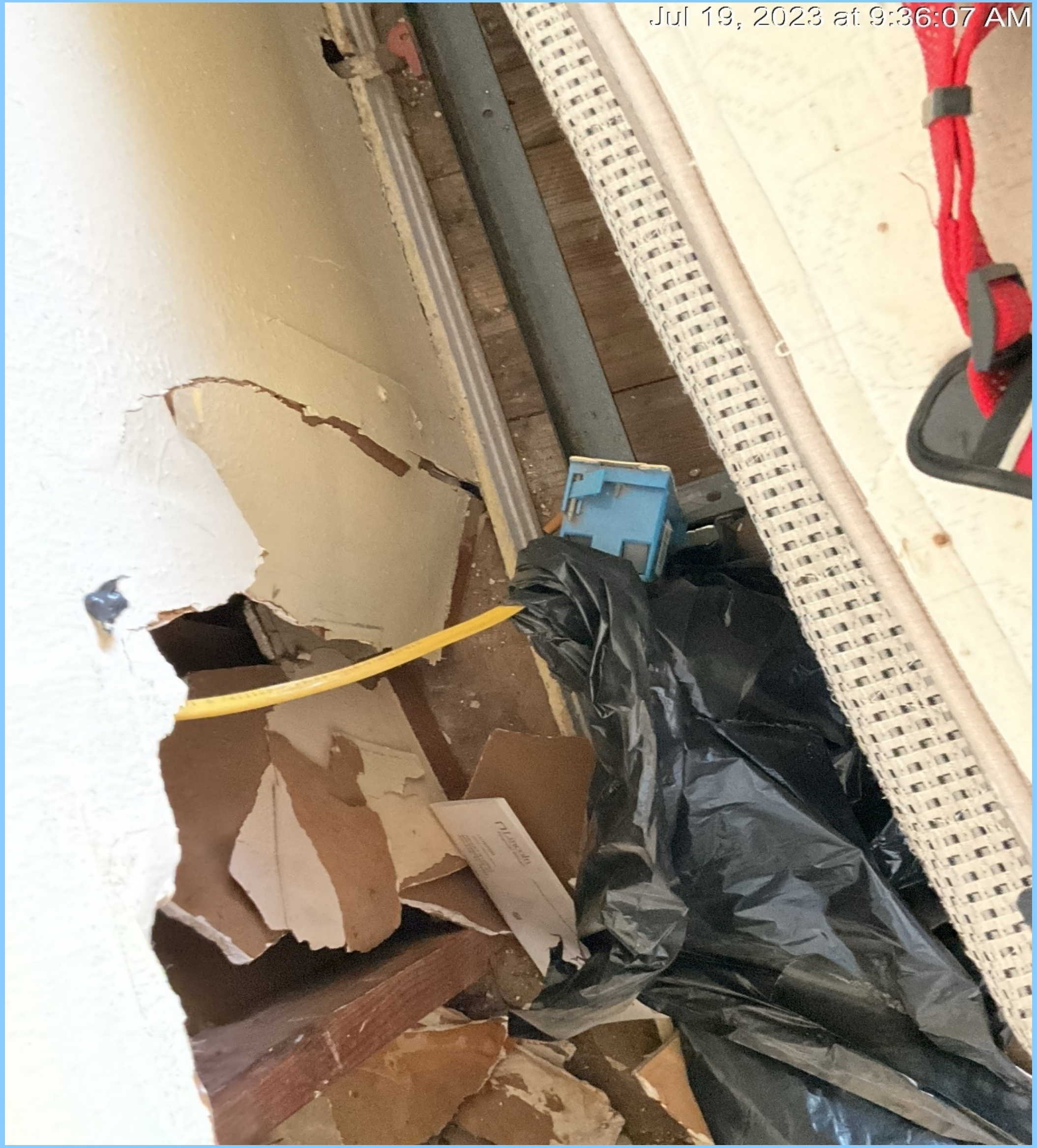
Hazardous Electrical / Mechanical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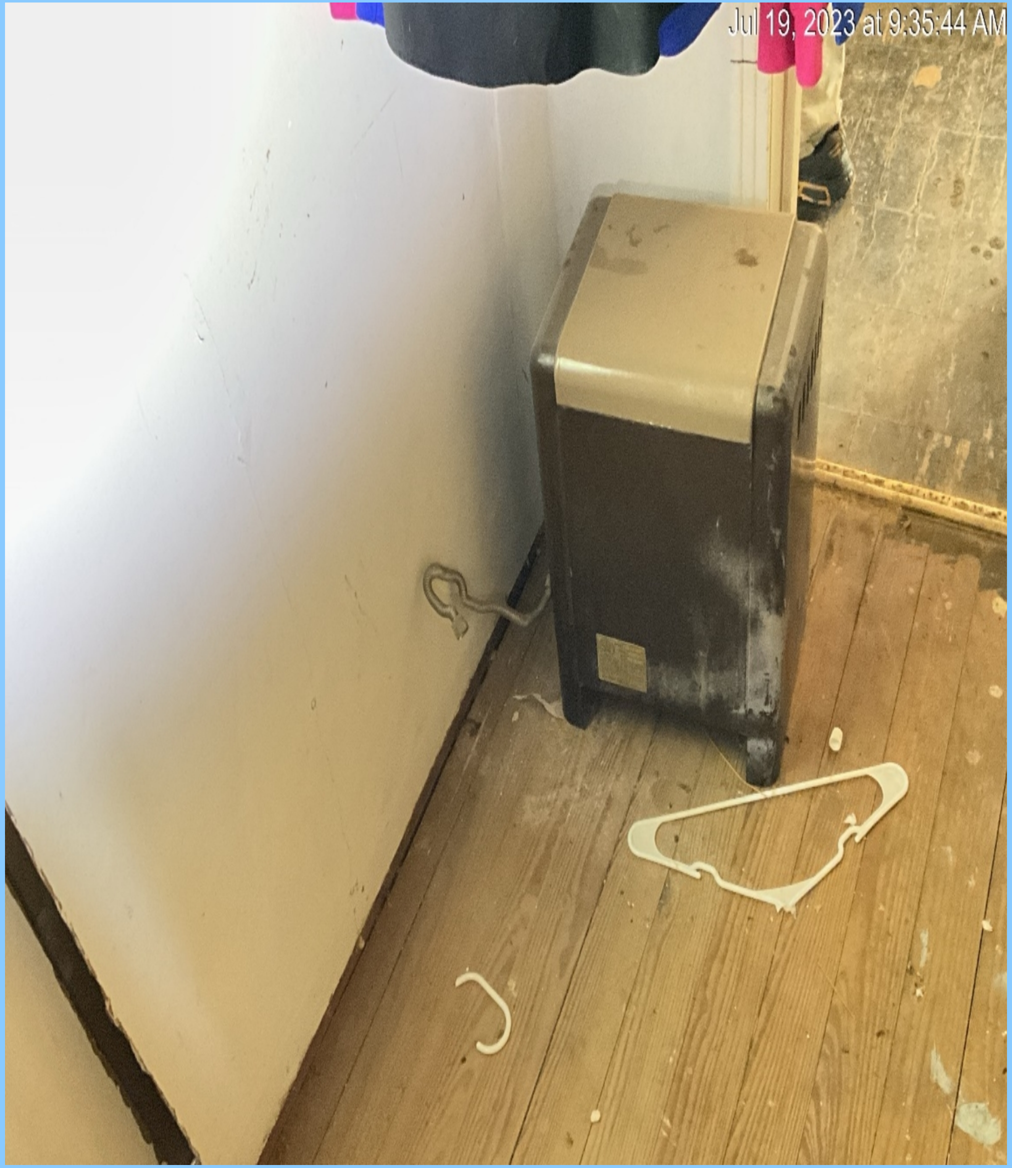
Jul 19, 2023 at 9:35:44 AM

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.
- **December 6, 2023 – Board ordered 30-60.**
- **December 28, 2023** – Spoke to potential buyer of property. Explained they should be prepared to present plan of action to the board at the February hearing.
- **January 3, 2024 –** Phone call from individual stating they plan to get power of attorney from owner. She said she is wanting to renovate the house to rent it out.

Timeline of Events

- **January 26, 2024** – Spoke to second potential property purchaser. She let me know there was a delay being able to communicate with the incarcerated property owner, but she is on track to get quitclaim deed in her name soon. Recommended she be at February board hearing.
- **February 7, 2024** – **Board hearing** - **Board ordered second 30-60.**
- Neither of the potential property purchasers were in attendance at the hearing. Neither party called to let me know why they weren't able to attend or let me know if they backed out of purchase.
- **March 5, 2024** – Notice of April hearing was posted on structure.
- **March 15, 2024** – Notice of April 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
625 Mesquite St.
presentation

CITY OF
ABILENE
TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-003591: 2041 Graham St. (SEARS PARK, BLOCK 35, LOT 23, TAYLOR COUNTY, TEXAS), Owner: Mackey Clifford & Joellyn**

GENERAL INFORMATION

Owner: Mackey Clifford & Joellyn
Sq Ft: 696
Structural: Poor
Foundation: Poor
Value: $8,059
Total Value: $9,379
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

May 10, 2023 – Started investigation for vagrants inside dilapidated structure and homeless camp in lot next to this house. Found elderly woman staying inside house. Instructed vagrant to find another place to stay.
July 21, 2023 - Found electricity had been illegally wired to house and from the house electricity was being supplied to several tents on the vacant lot next door. The woman and dog staying in the house are connected to the vagrants staying on the vacant lot. Upon discovering the hazardous electrical AEP was called out to terminate the connection.
July 28, 2023 – Affidavit of condemnation recorded at county clerk. Notice of condemnation and 30-60 sent to address of record for the property owners.
September 12, 2023 – City contractor secured the structure.
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November 6, 2023 – Sent notice of December hearing to property owner.
December 6, 2023 – Board ordered 30-60.

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February 29, 2024 – No contact from owners or heirs.
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March 20, 2024 – Notice of April hearing sent 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 April 3, 2024.

ATTACHMENTS:

1. 20240403_23-003591_2041 Graham St 20240403_23-003591_2041 Graham St.pptx

Case #23-003591

2041 Graham 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 Warranty Deed naming **Clifford & Joellyn Mackey** as owners.

- **TAYLOR COUNTY** – Shows **Clifford & Joellyn Mackey** to be the owner.

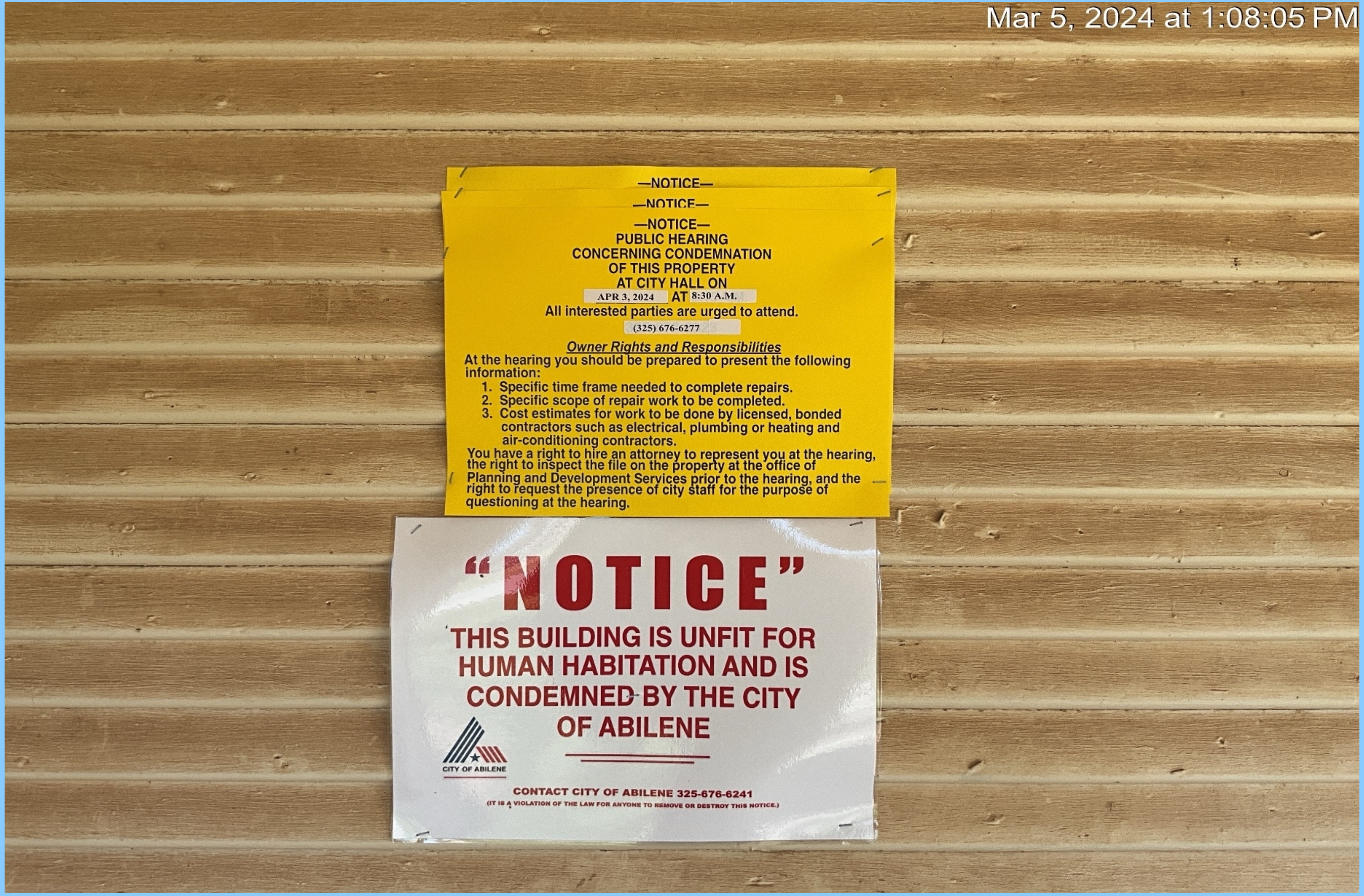
- **SECRETARY OF STATE** – Shows no entity under this name.

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since February 5, 2010

- Search reveals **Clifford & Joellyn Mackey** to be the owner.

Public Notice



Mar 5, 2024 at 1:08:05 PM

—NOTICE—

—NOTICE—

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
APR 3, 2024 AT 8:30 A.M.
All interested parties are urged to attend.
(325) 676-6277

__Owner Rights and Responsibilities__

At the hearing you should be prepared to present the following information:

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

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

"NOTICE"

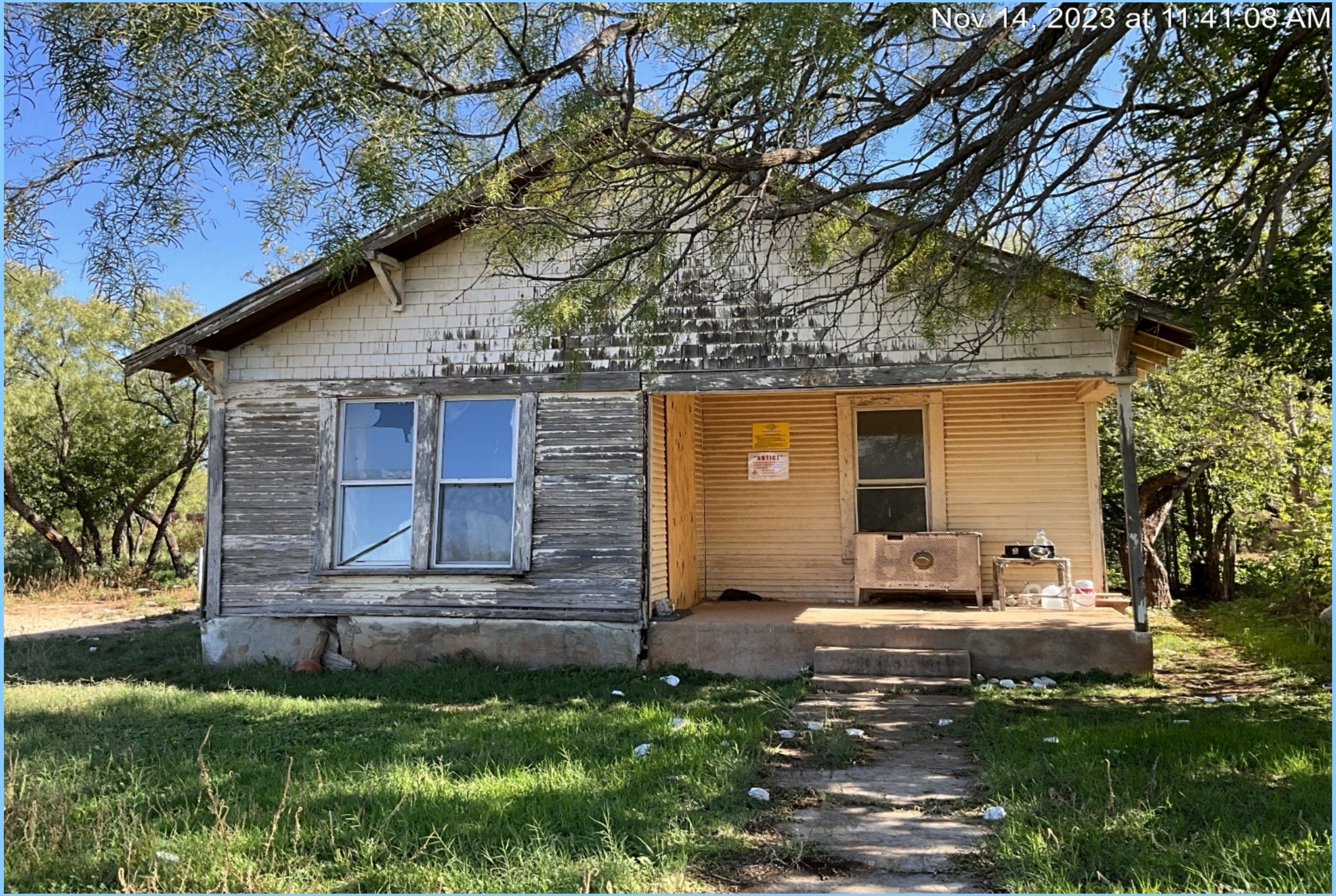
THIS BUILDING IS UNFIT FOR HUMAN HABITATION AND IS CONDEMNED BY THE CITY OF ABILENE

CITY OF ABILENE

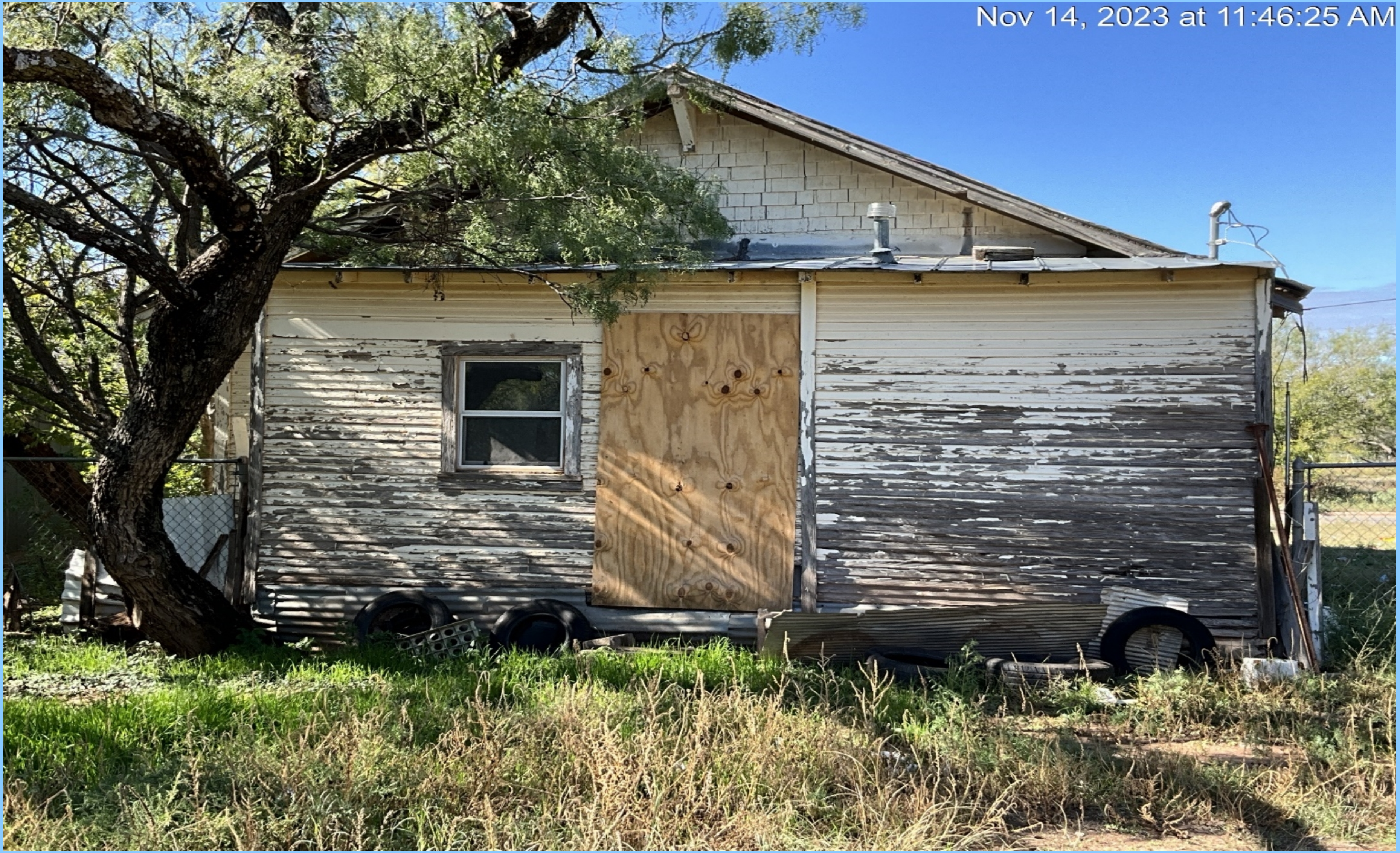
CONTACT CITY OF ABILENE 325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

Front West Side


Nov 14, 2023 at 11:41:08 AM
NOTICE

Rear East Side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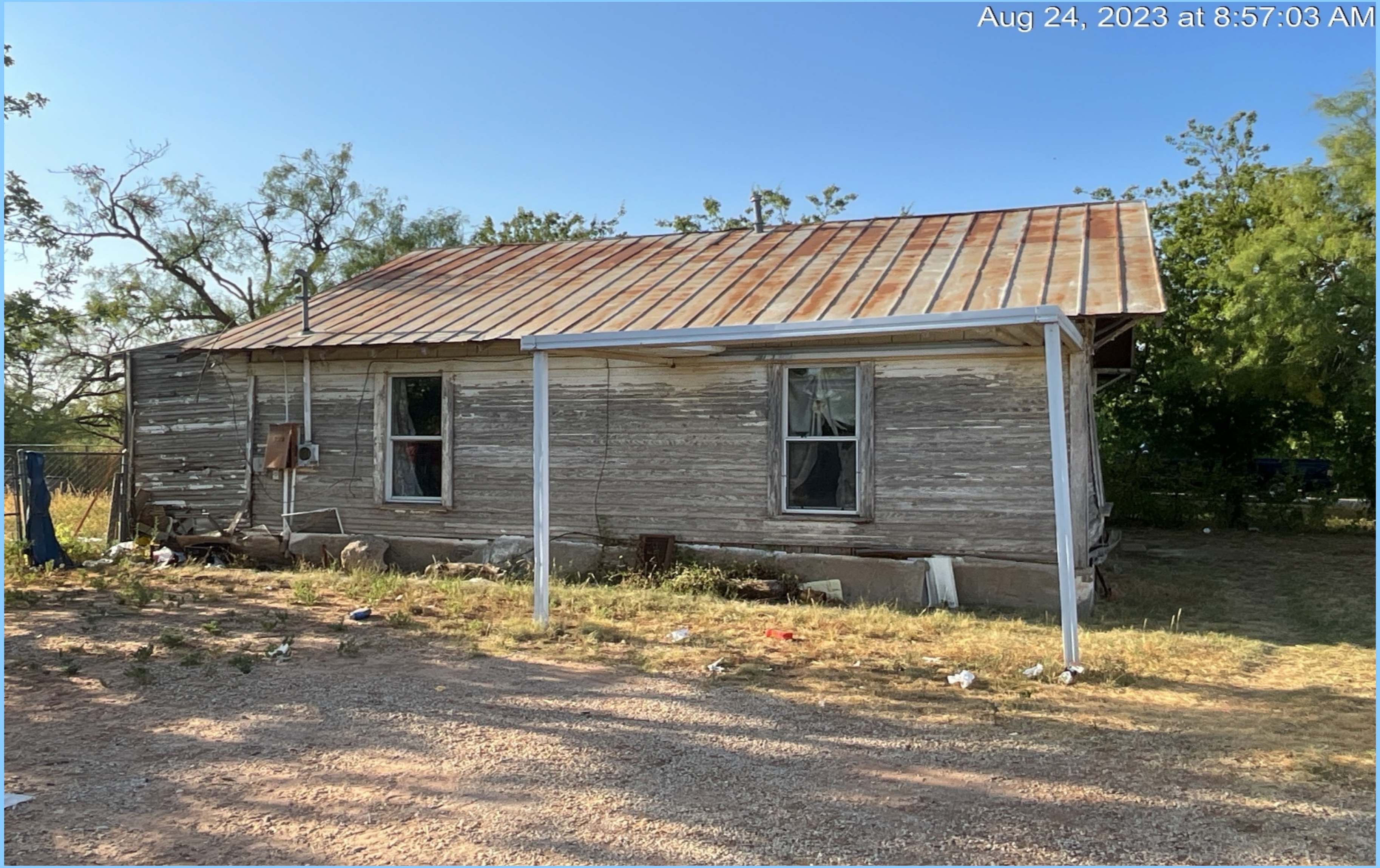
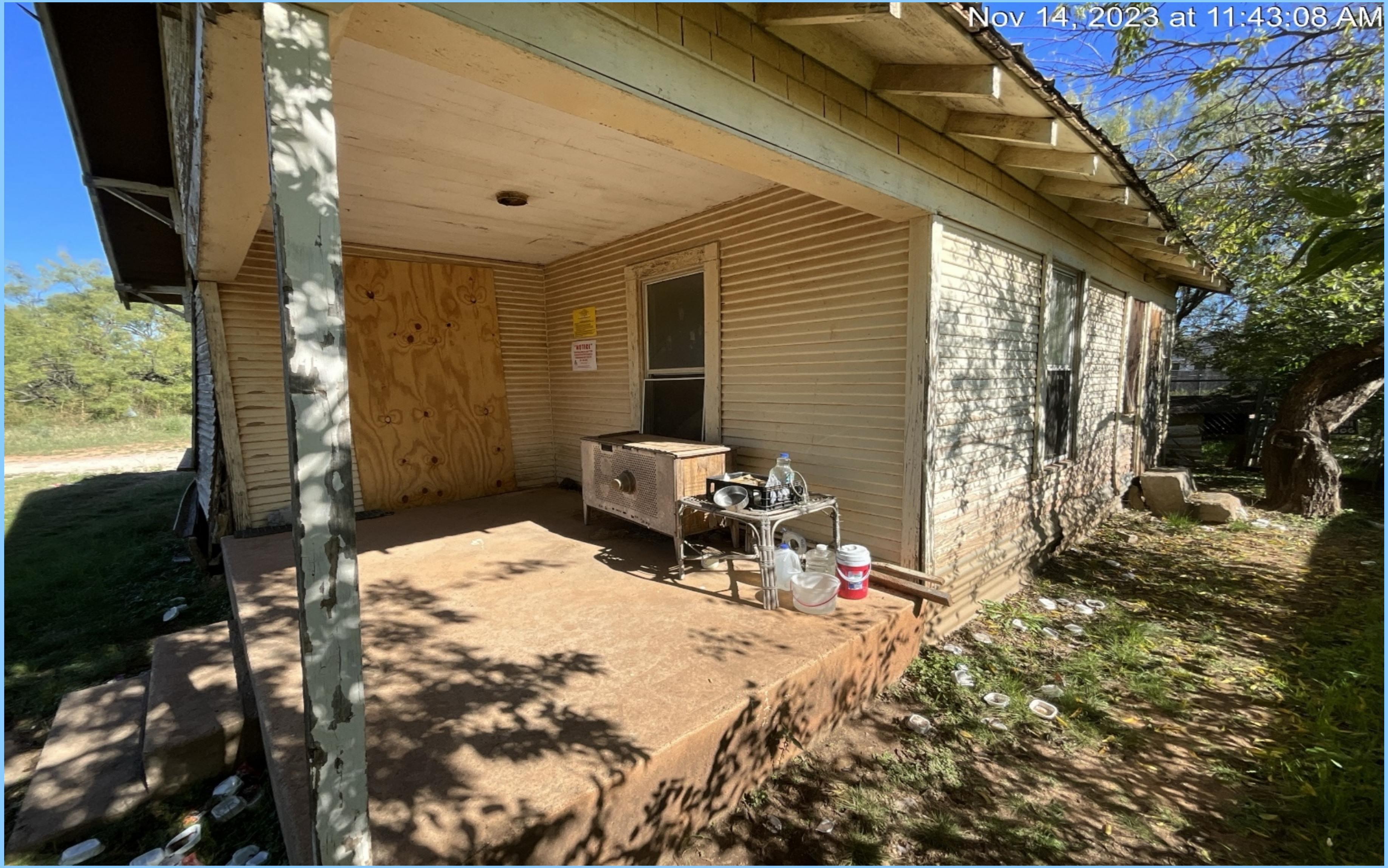
North Side


Aug 24, 2023 at 8:57:03 AM

South Side

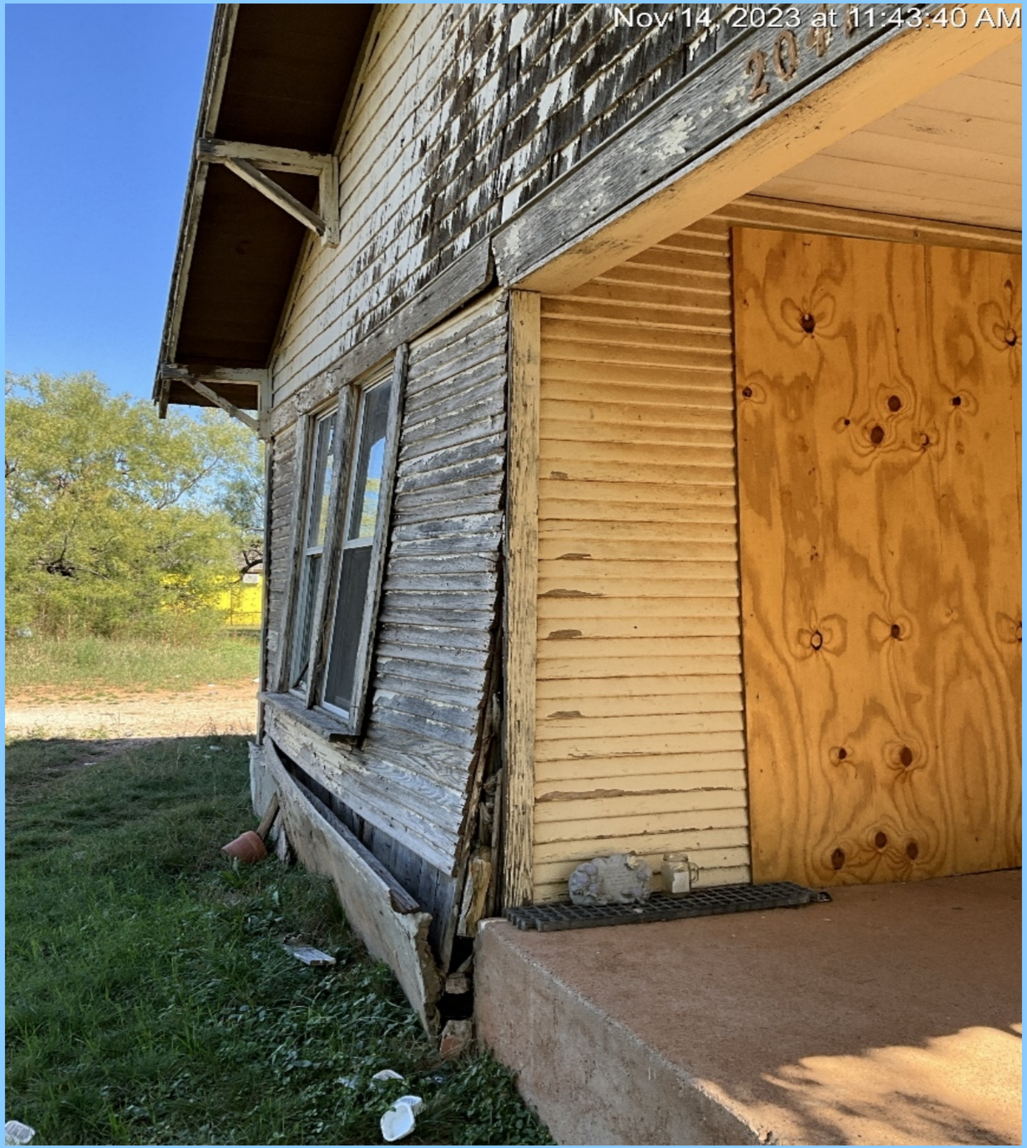

Nov 14, 2023 at 11:43:08 AM

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)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Exterior Dilapidation / Faulty Weather Protection



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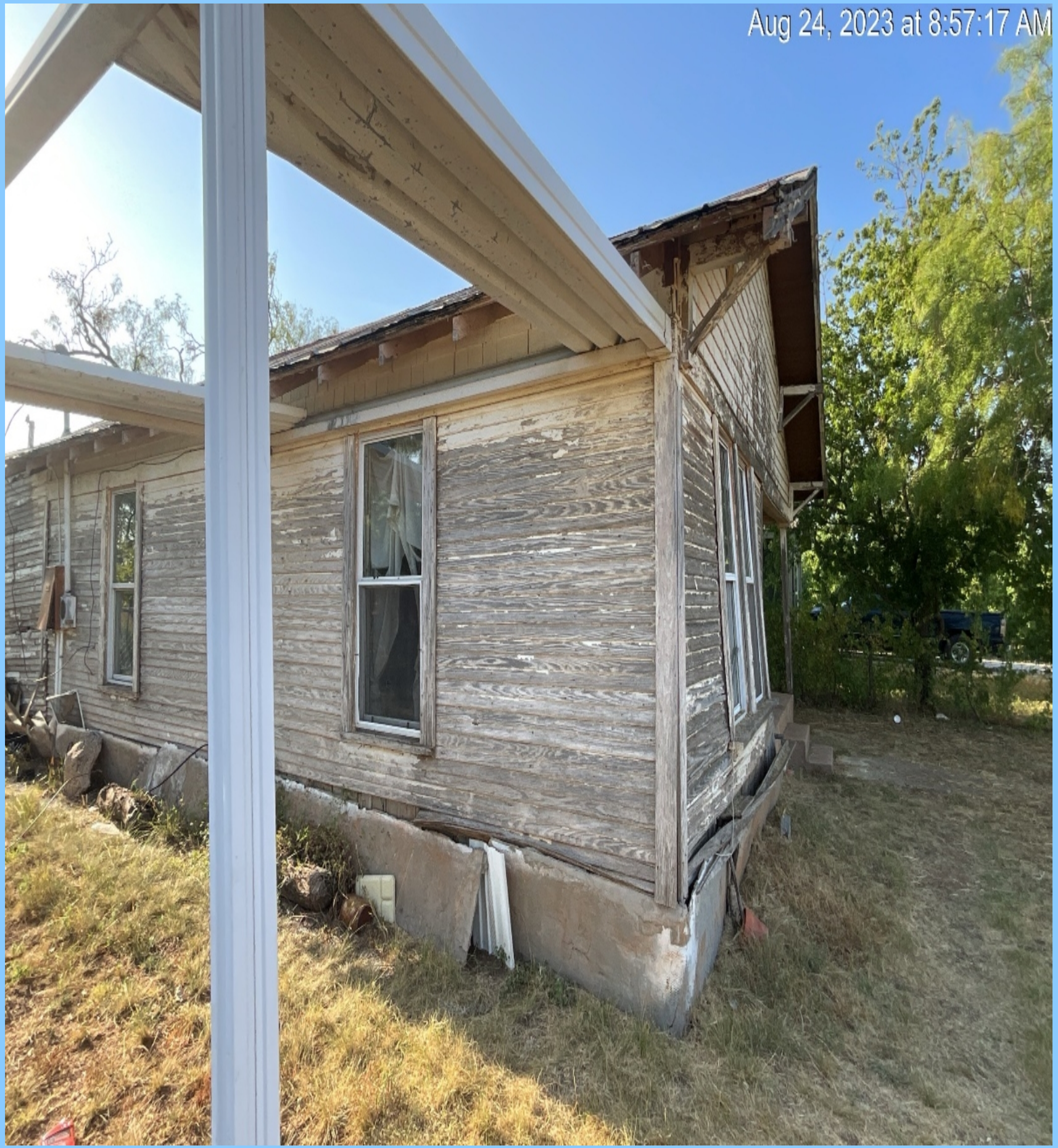

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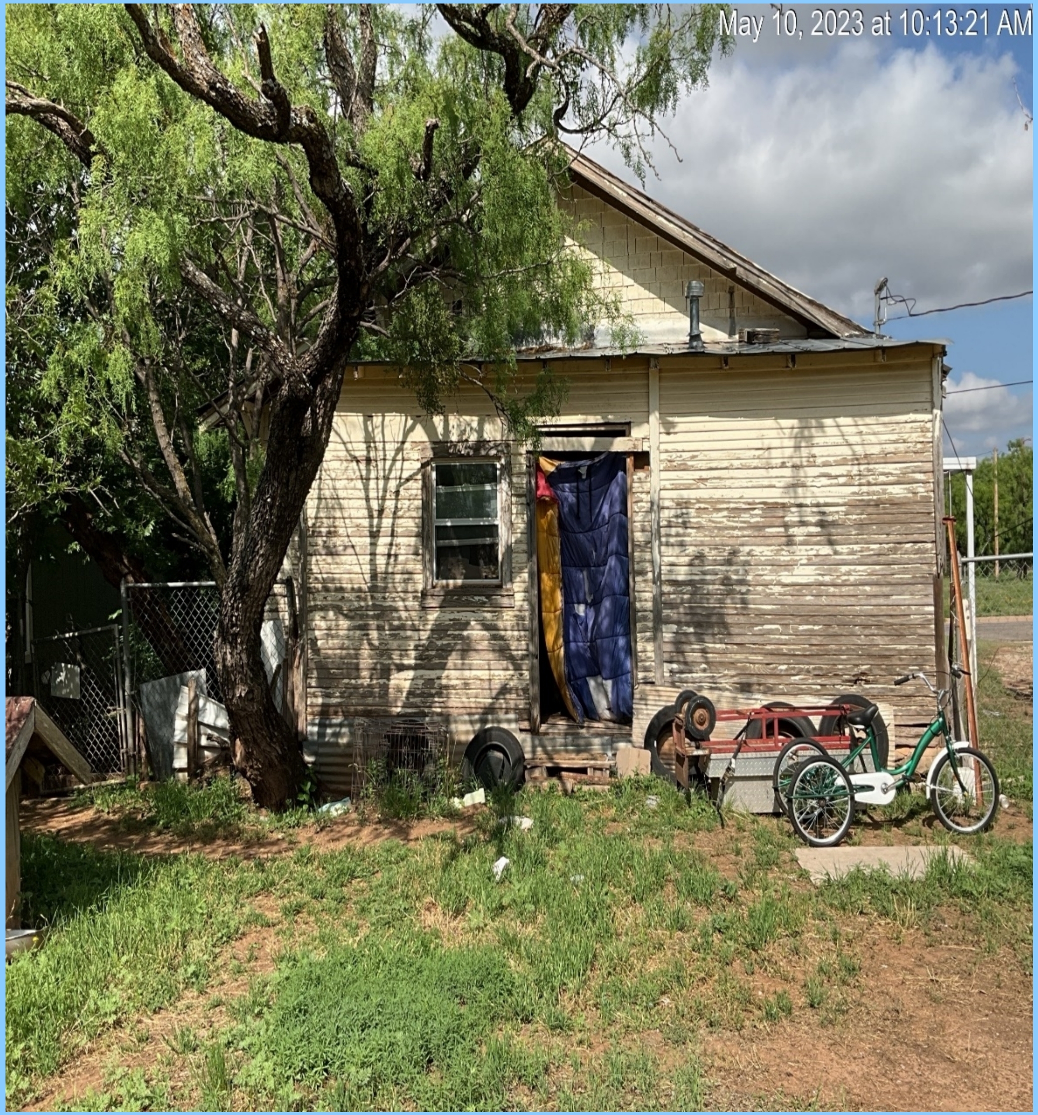
Exterior Dilapidation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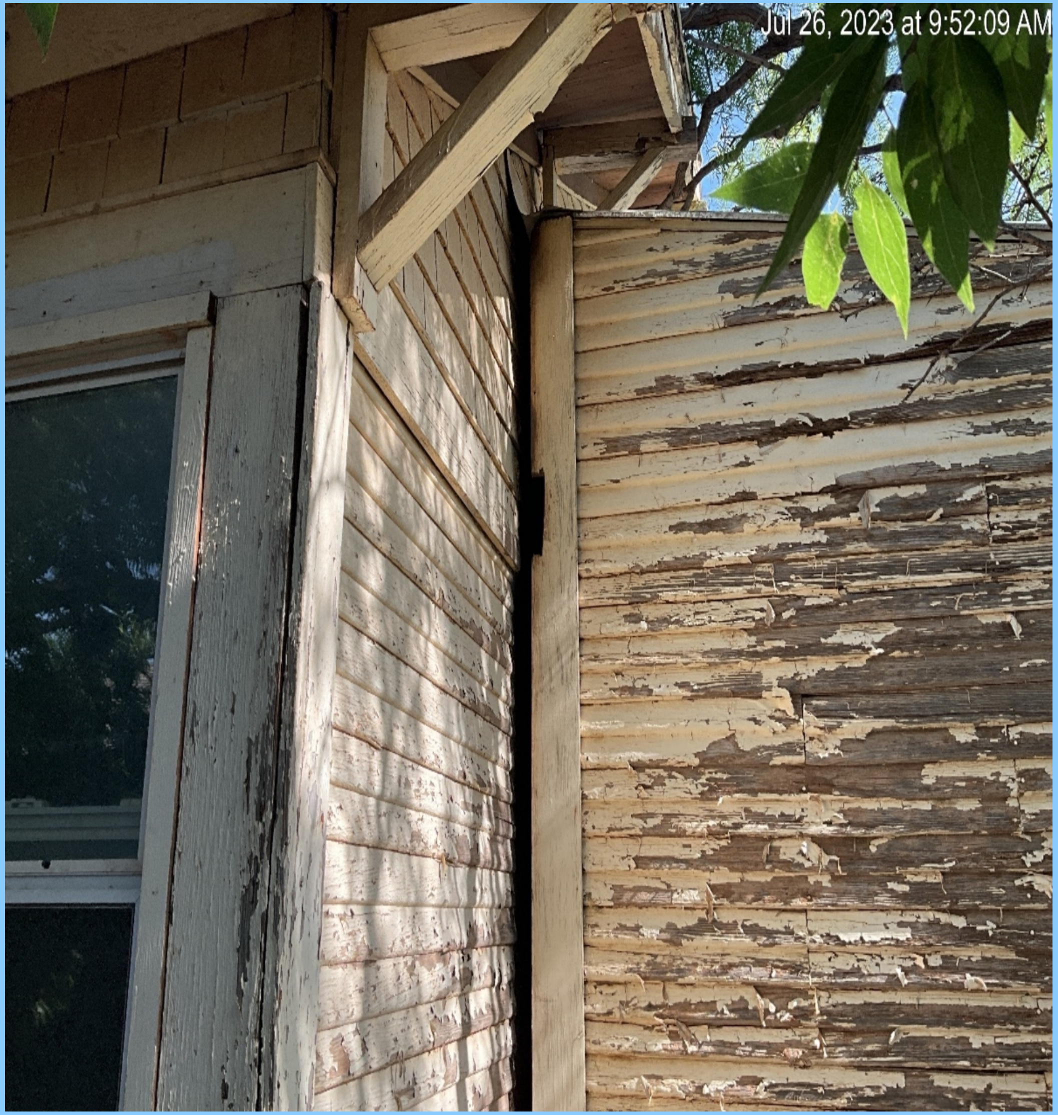
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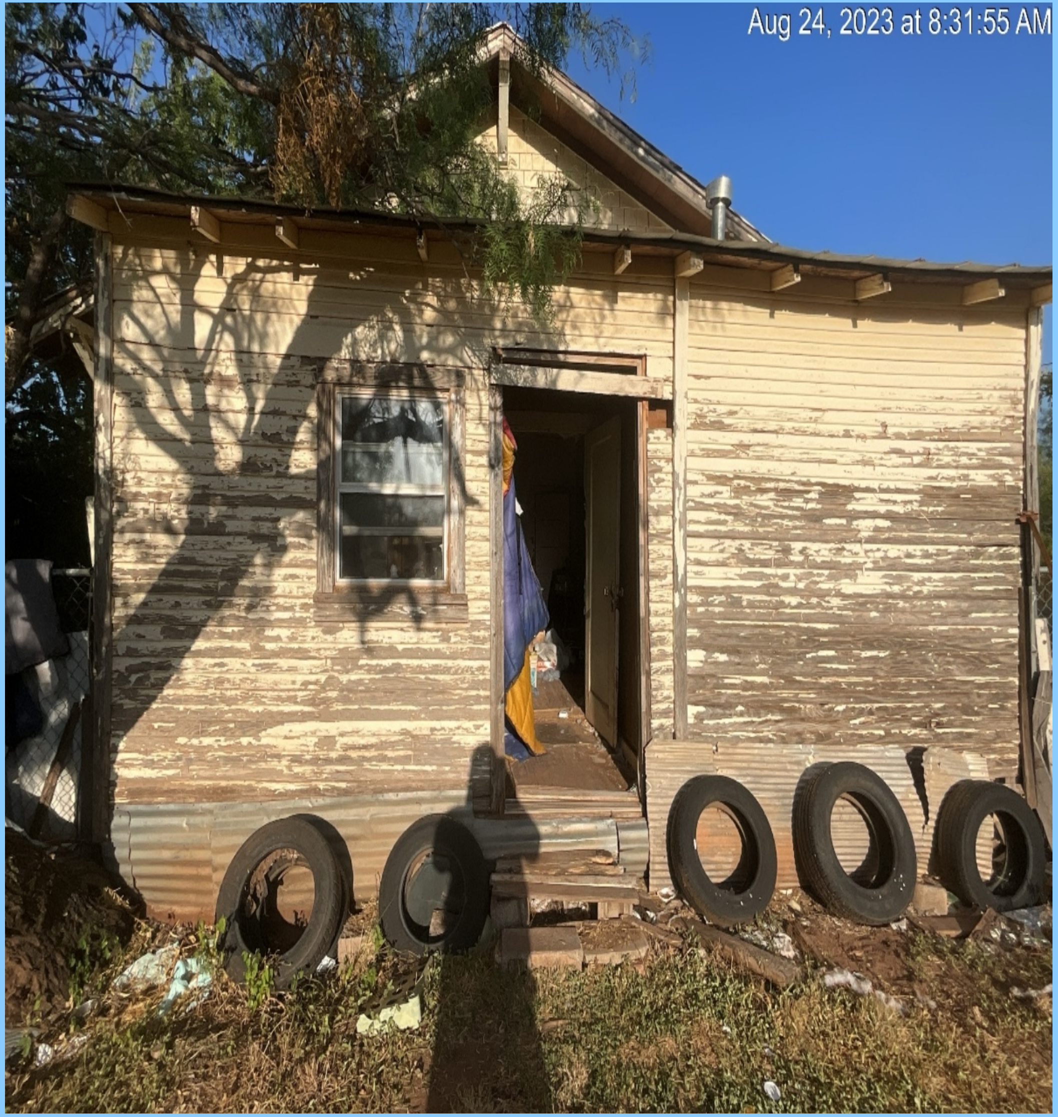
Interior Dilapidation / Inadequate Sanitation/Plumbing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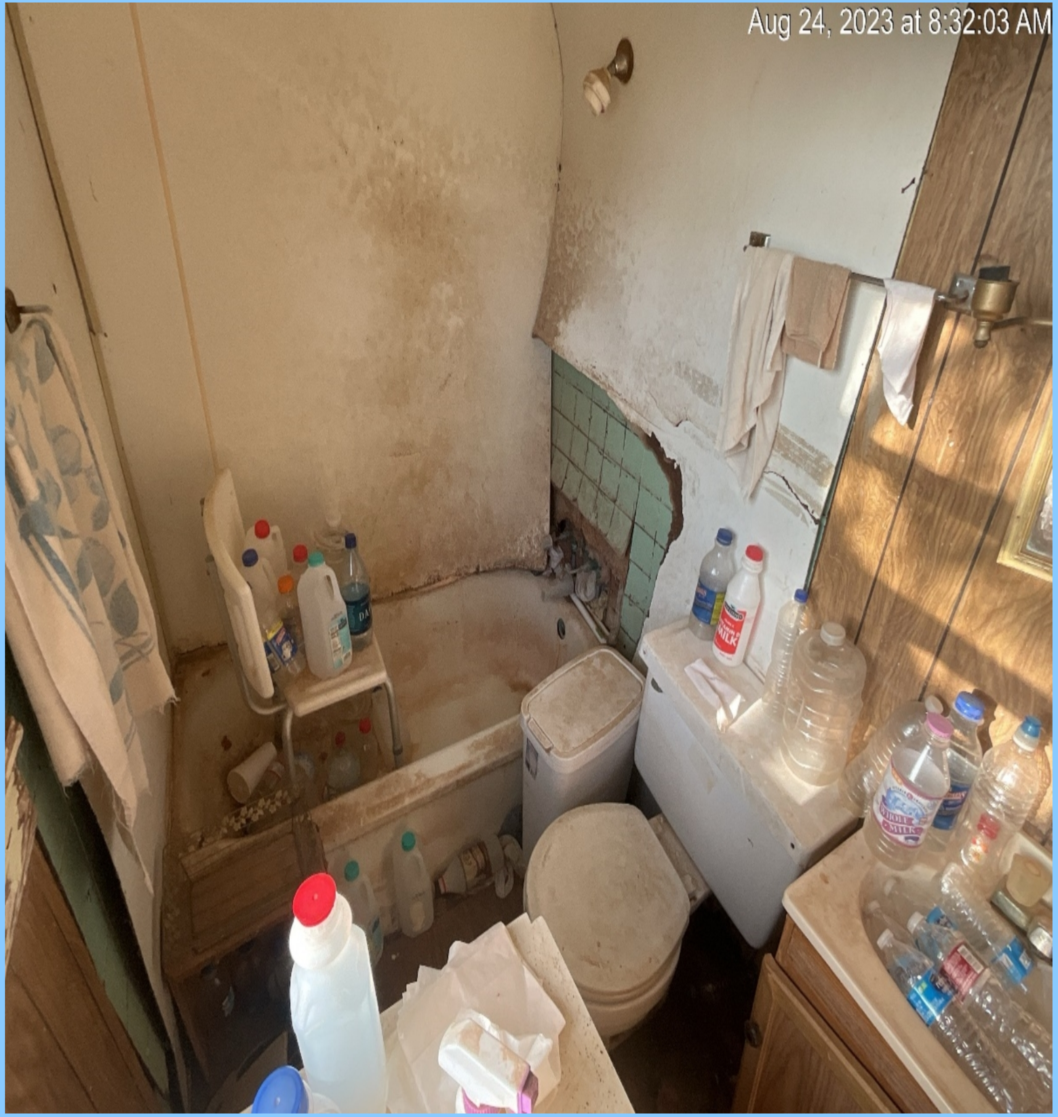
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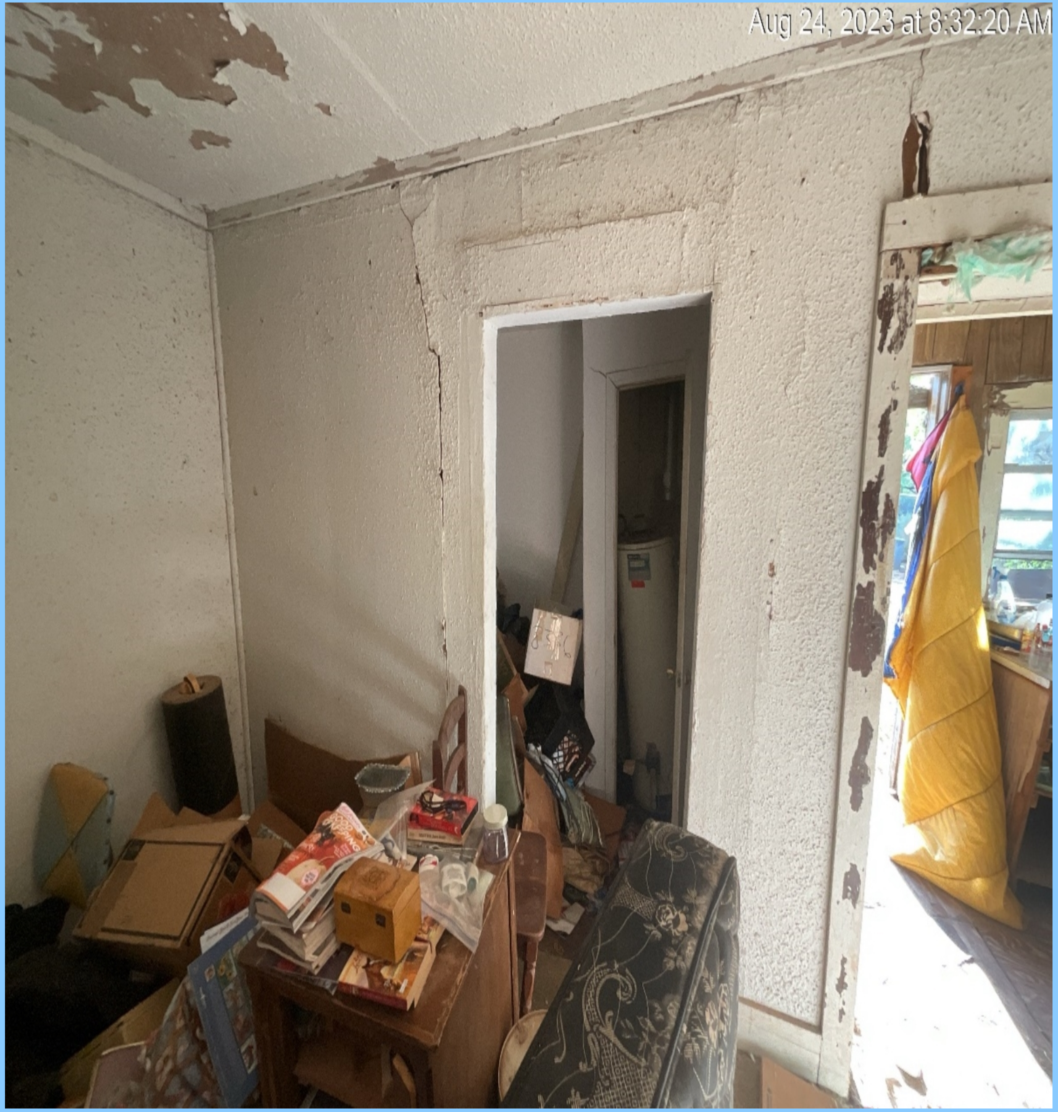
Interior Dilapidation / Hazardous Mechanical Equipment



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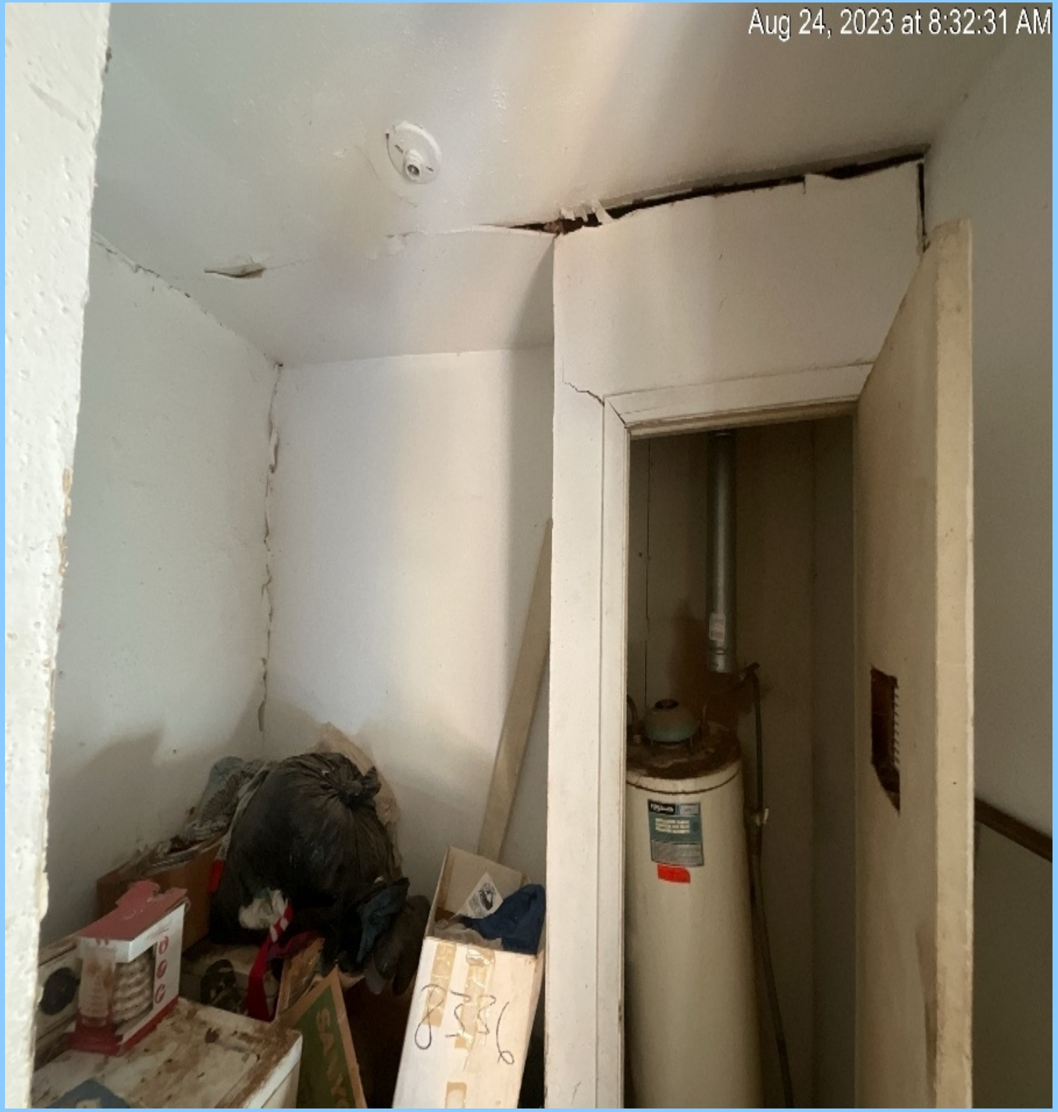

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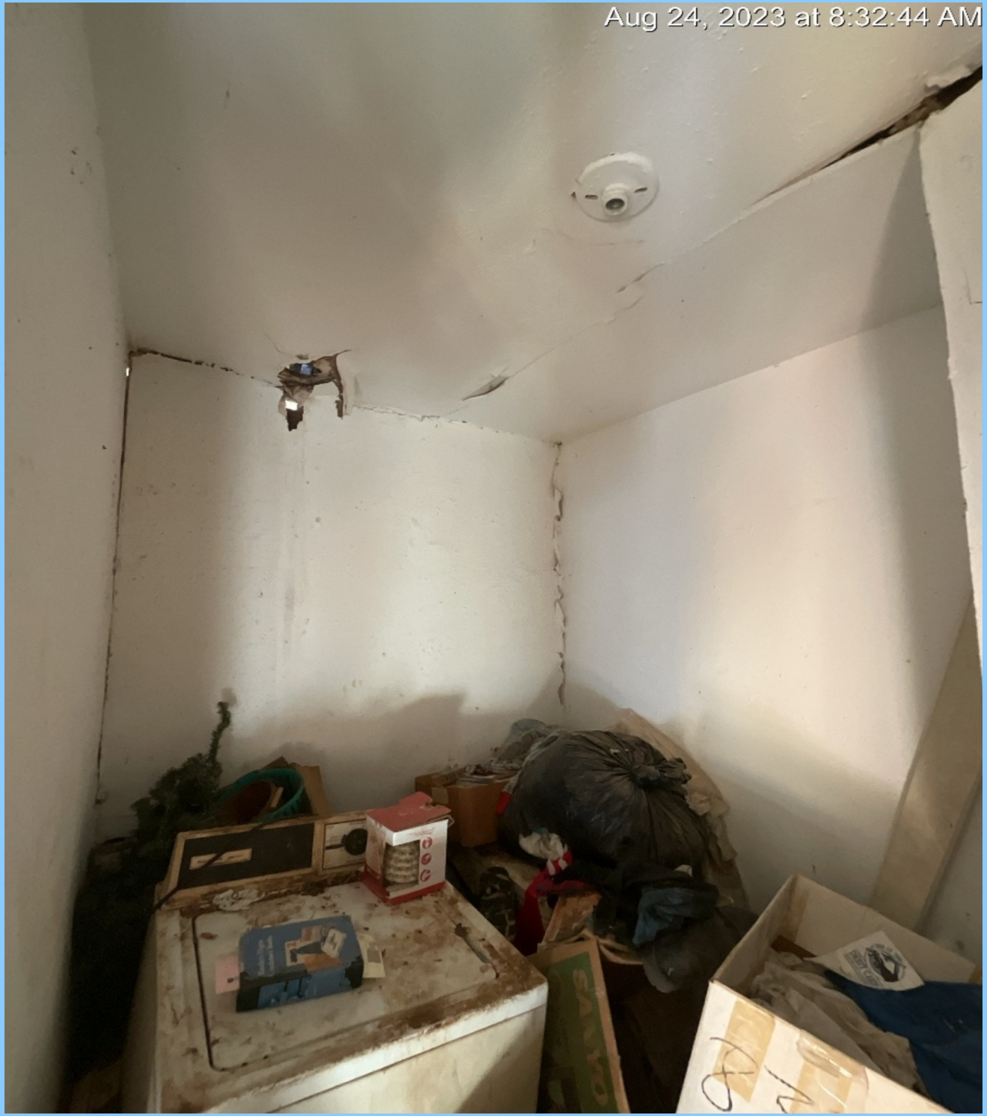
Interior Dilapidation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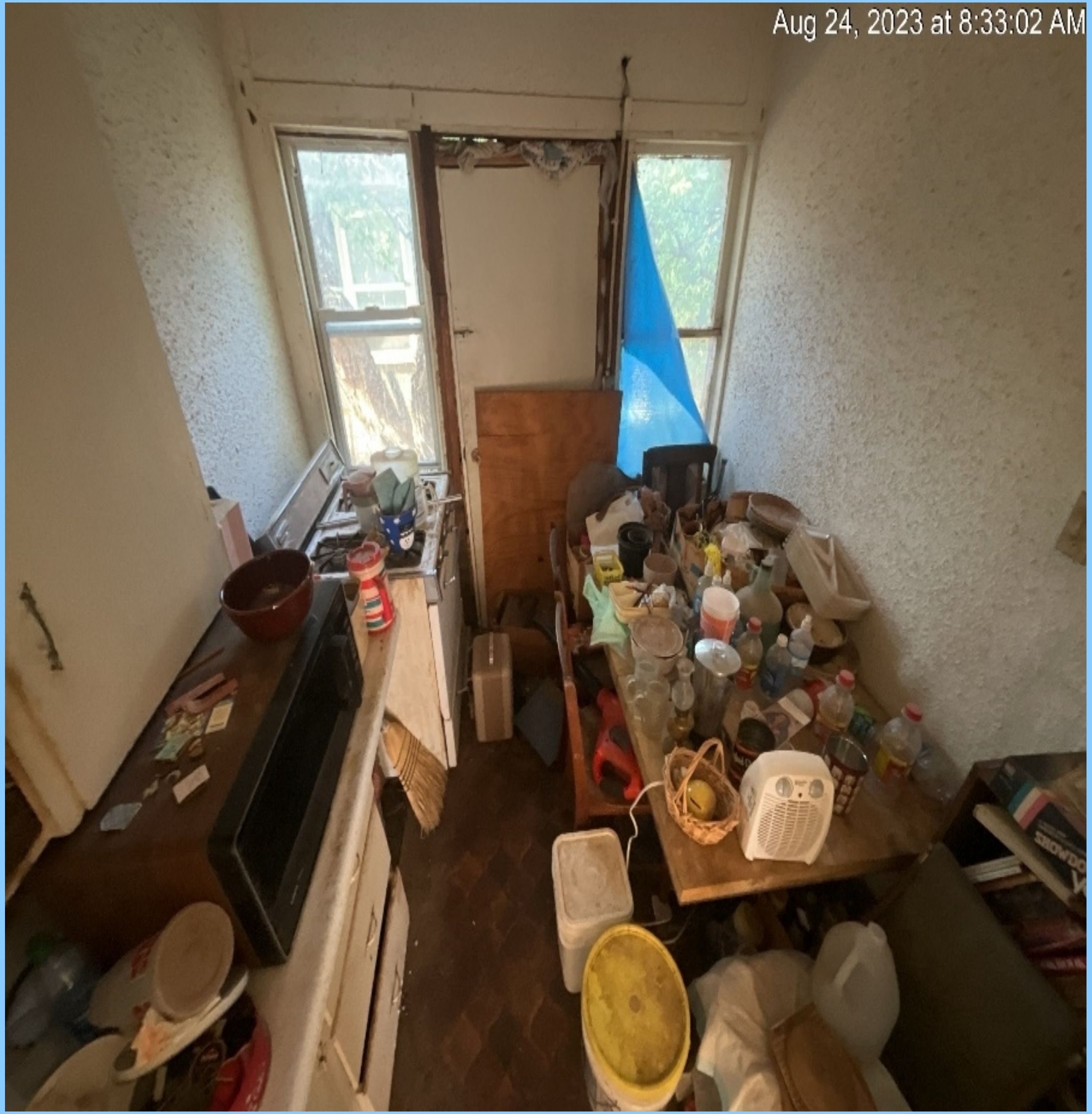
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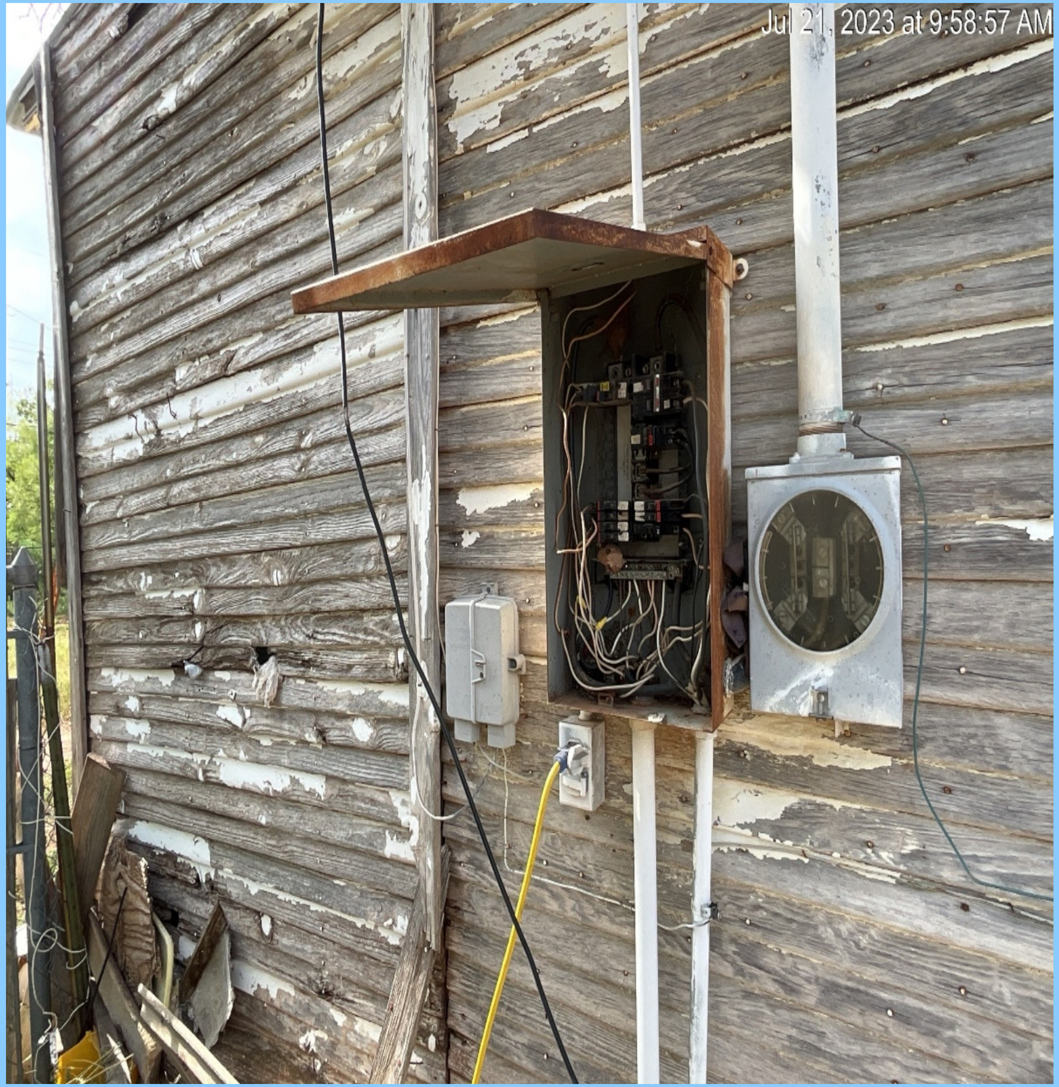
Nuisance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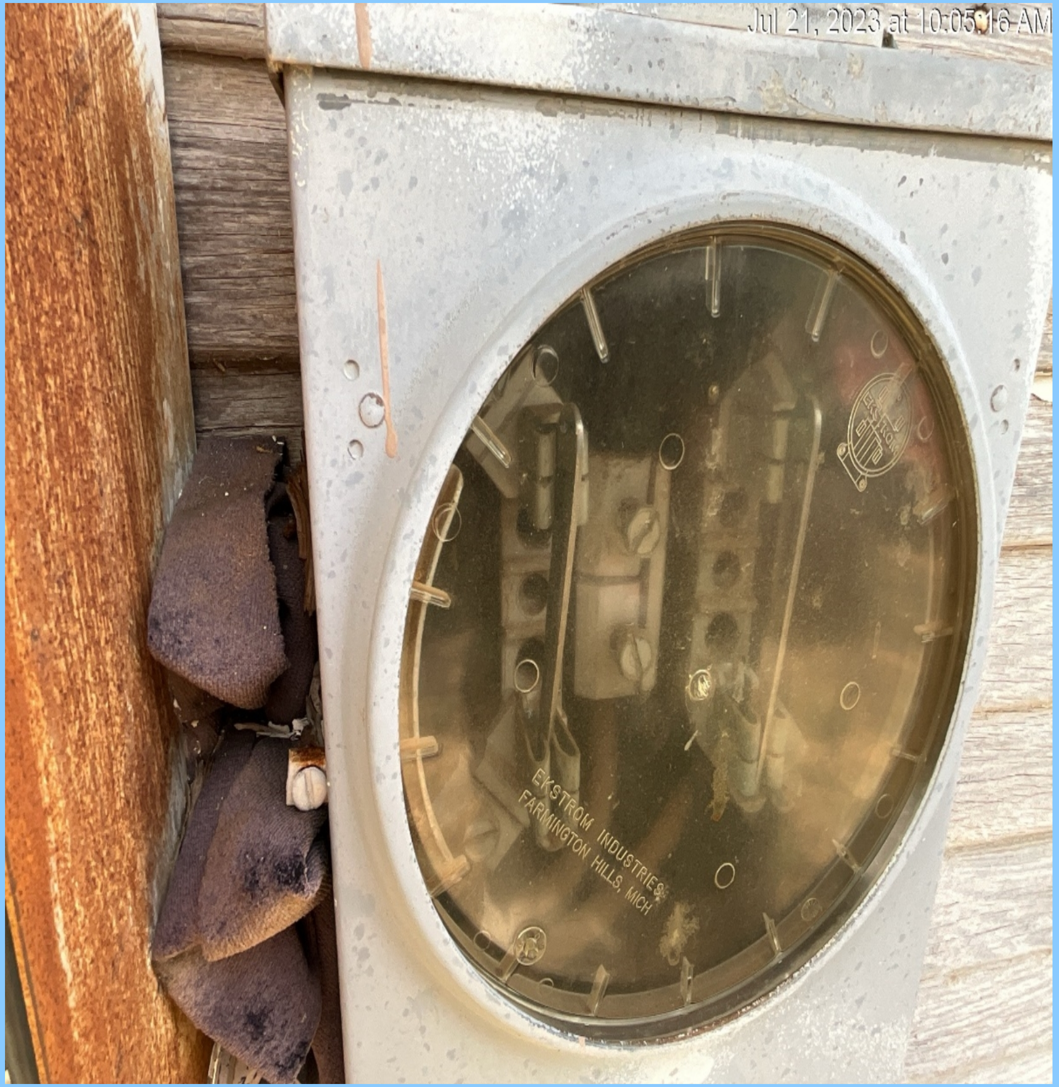
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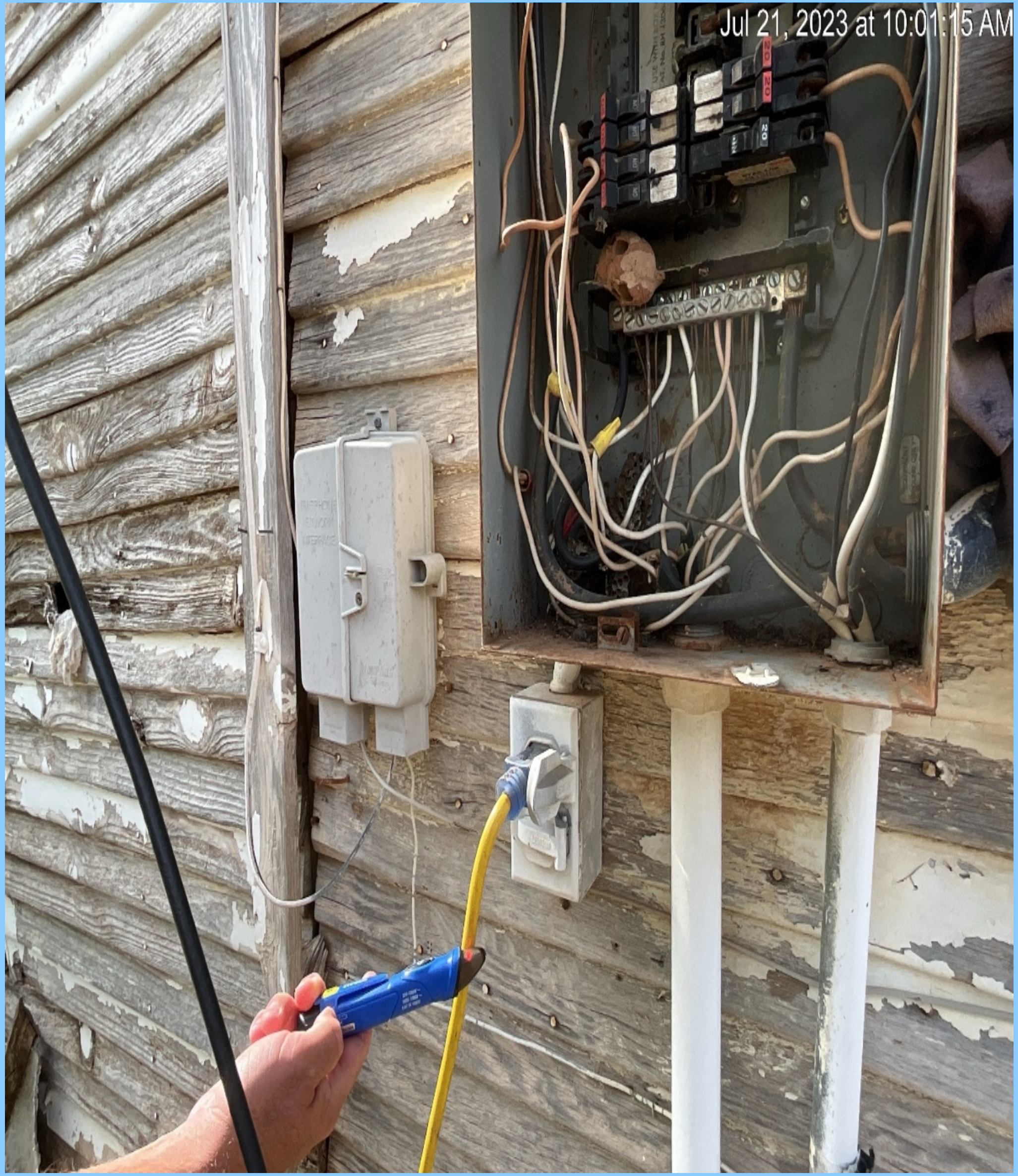
EKSTROM INDUSTRIES
FARMINGTON HILLS, MICH

Nuisance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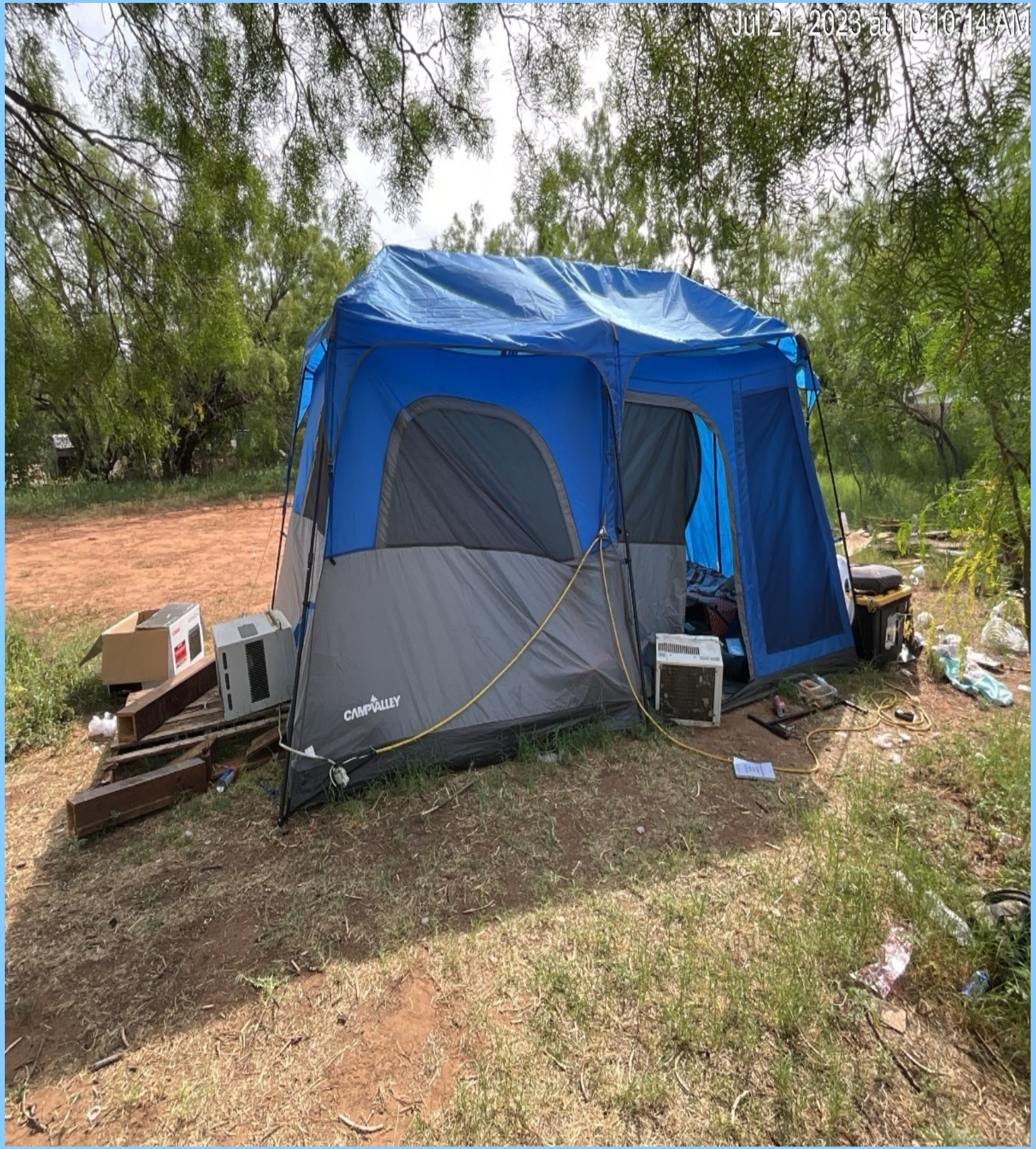
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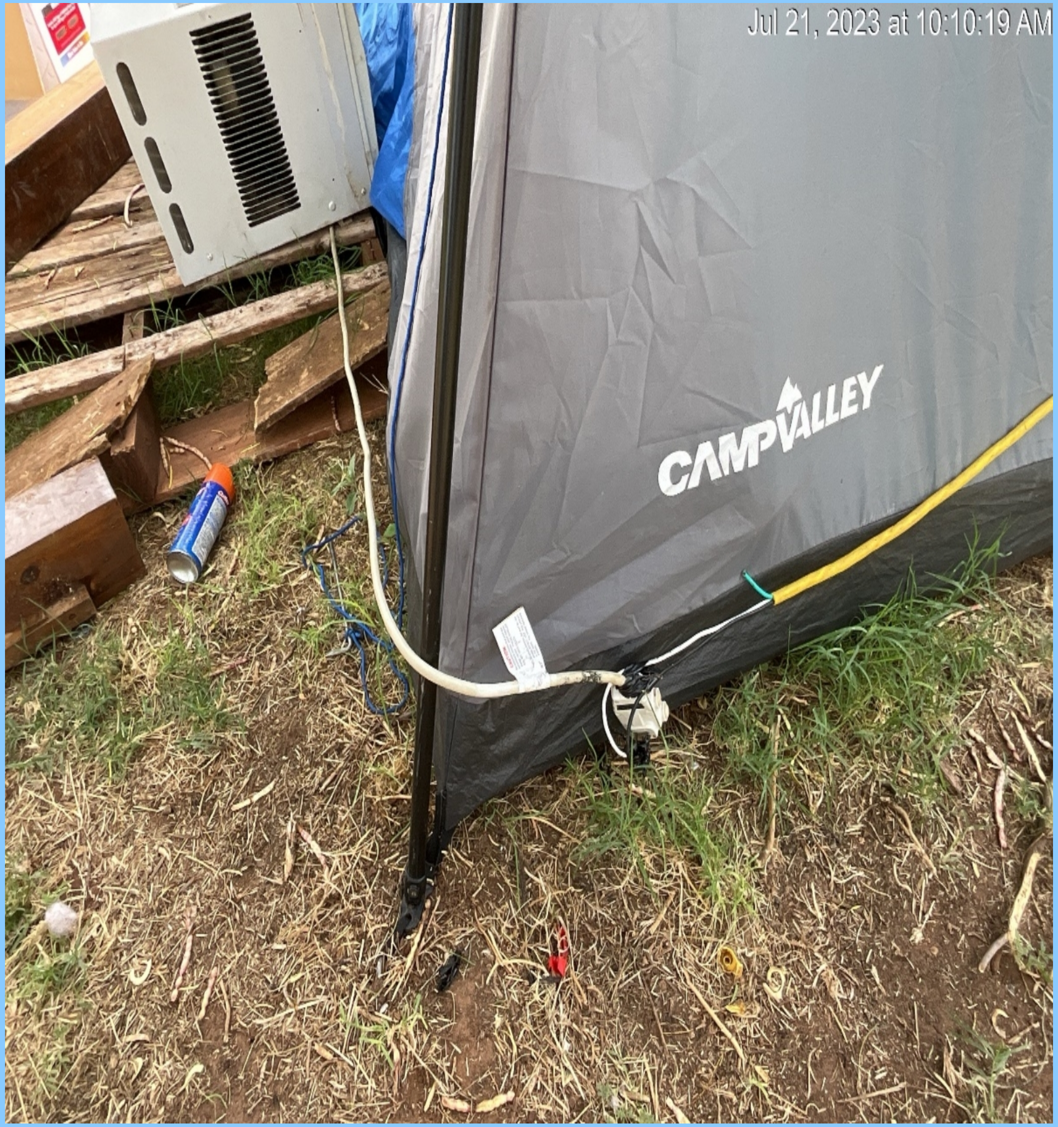
CAMPVALLEY

Nuisance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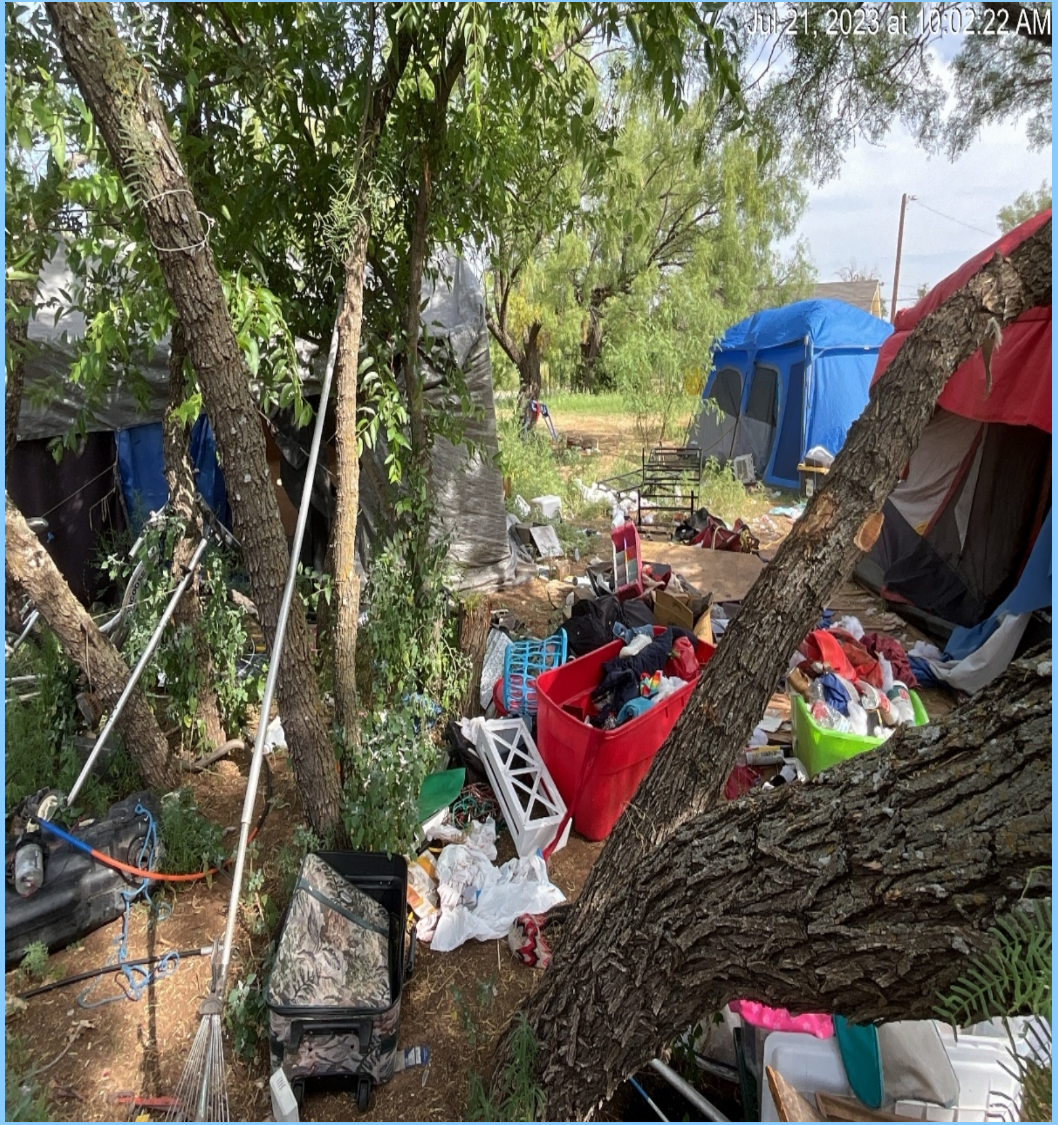
CAMPVALLEY


Jul 21, 2023 at 10:02:22 AM

Timeline of Events

- **May 10, 2023** – Started investigation for vagrants inside dilapidated structure and homeless camp in lot next to this house.
- **July 21, 2023** - Found electricity had been illegally wired on house and from the house electricity was being supplied to several tents on the vacant lot next door. Upon discovering the hazardous electrical AEP was called out to terminate the connection.
- **July 28, 2023** – Affidavit of condemnation recorded at county clerk. Notice of condemnation and 30-60 sent to address of record for the property owners.
- **September 12, 2023** – City contractor secured the structure.
- **December 6, 2023 – Board ordered 30-60.**
- **December 13, 2023** – Decision of the board sent to property owner.
- **January 26, 2024 –** Located two possible addresses for property owners. Sent all notices to both of these addresses. Notices to Joellyn Mackey were delivered on Jan 29, 2024.
- **February 29, 2024** – No contact from owners or heirs.
- **March 5, 2024** – Notice of April hearing posted on structure.
- **March 20, 2024** – Notice of April hearing sent 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
2041 Graham St.
presentation

CITY OF
ABILENE
TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

SUBJECT: **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**

GENERAL INFORMATION

Owner: Vasquez Andres Vielma
Sq Ft: 1,476
Structural: OK
Foundation: OK
Value: $19,322
Total Value: $22,122
Delinquent Tax: $0.00
Liens: $992.43

SPECIAL CONSIDERATIONS

February 13, 2011 – Property was condemned. Property was under same ownership as it is currently. No record property was ever released from condemnation. Discovered this on Oct 20, 2023.
July 28, 2022 – Case opened for dilapidated structure. No water service since June 1, 2022 but structure is occupied by owner and brother of owner. Met with brother of owner at property.
August 1, 2022 – Drug related arrest at this property.
August 5, 2022 – Met with brother of occupant at property.
April 19, 2023 – Found several windows and doors at property to be open, property appeared to be abandoned. Contacted daughter of owner to see if she would secure property.
May 9, 2023 – Received permission from owner that is staying out of town to enter structure to perform inspection.
May 19, 2023 – Owner daughter met with us to let us inside property to perform inspection. She

requested future notices be sent to her so she could assist father to take care of violations. She was sent notices listing all violations.
June 7 2023 - Spoke to property owner by phone today. He is still staying out of town with relative. Asked that he try to contact some of the resources that I gave him to get house repaired. Also asked that he get with his daughter that lives in Abilene to get front window boarded.
June 7, 2023 – Citizen complaint for transients going in and out of the house.
August 22, 2023 – Due to no action taken to repair or provide a plan to repair a condemnation case was opened.
August 24, 2023 – Affidavit of condemnation was recorded at county clerk.
August 25, 2023 – Tax suit filed by Taylor County Appraisal District for owned property tax. Informed water service off since June 1, 2022. No power to structure. Electric box was locked out by AEP.
August 29, 2023 – Condemnation and 30-60 notices sent.
December 11, 2023 – Notice of January hearing posted on structure.
December 14, 2023 – Notice of January hearing sent to property owner.
December 21, 2023 – Received voicemail from property owner. He was upset that we keep contacting him about his property. He said it is vacant and he is a construction worker and he lives out of state. Attempted to call him back. Left a voicemail and did not receive a return call.
January 3, 2024 – Board ordered 30-60. No one in attendance to speak for property.
March 5, 2024 – Notice of April hearing posted on structure.
March 15, 2024 – Notice of April hearing sent to property owner and property owner's daughter.
March 18, 2024 – Received phone call from property owner upset that we keep sending him notices about the property. I advised him that he should be at April hearing or ask that his daughter attend to speak for him.

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 April 3, 2024.

ATTACHMENTS:

1. 20240403_23-004015_1002 Cedar St 20240403_23-004015_1002 Cedar St.pptx

Case #23-004015

1002 Cedar 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 Warranty Deed naming **Andres Vielma and Maribel Vasquez** as owner.

- **TAYLOR COUNTY** – Shows Divorce Decree naming **Vasquez Andres Vielma** to be the owner.

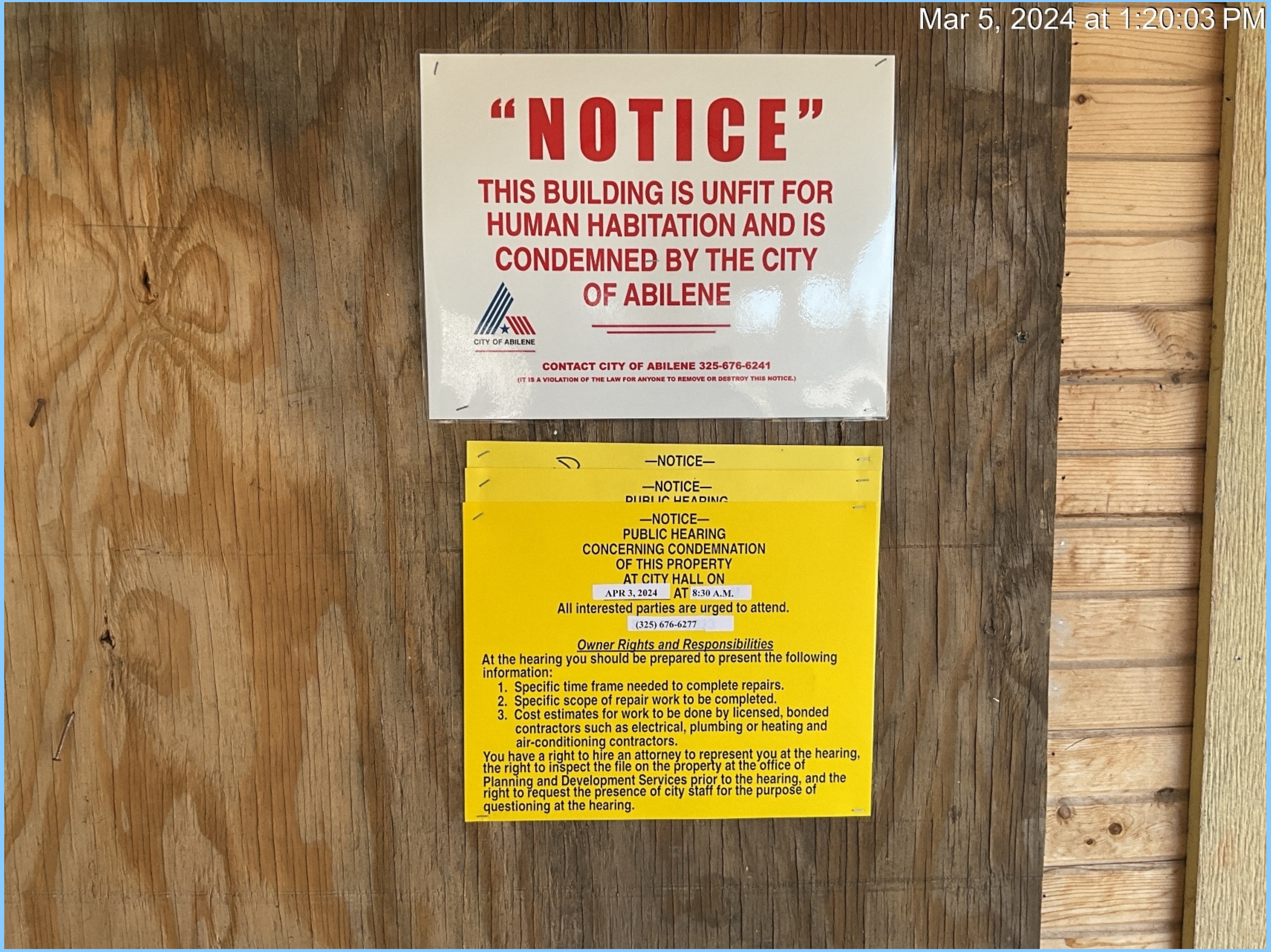
- **SECRETARY OF STATE** – Shows no entity under this name.

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since June 1, 2022

- Search reveals **Andres Vielma Vasquez** to be the owner.

Public Notice



Mar 5, 2024 at 1:20:03 PM

"NOTICE"

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

CITY OF ABILENE

CONTACT CITY OF ABILENE 325-676-6241

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PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
APR 3, 2024 AT 8:30 A.M.
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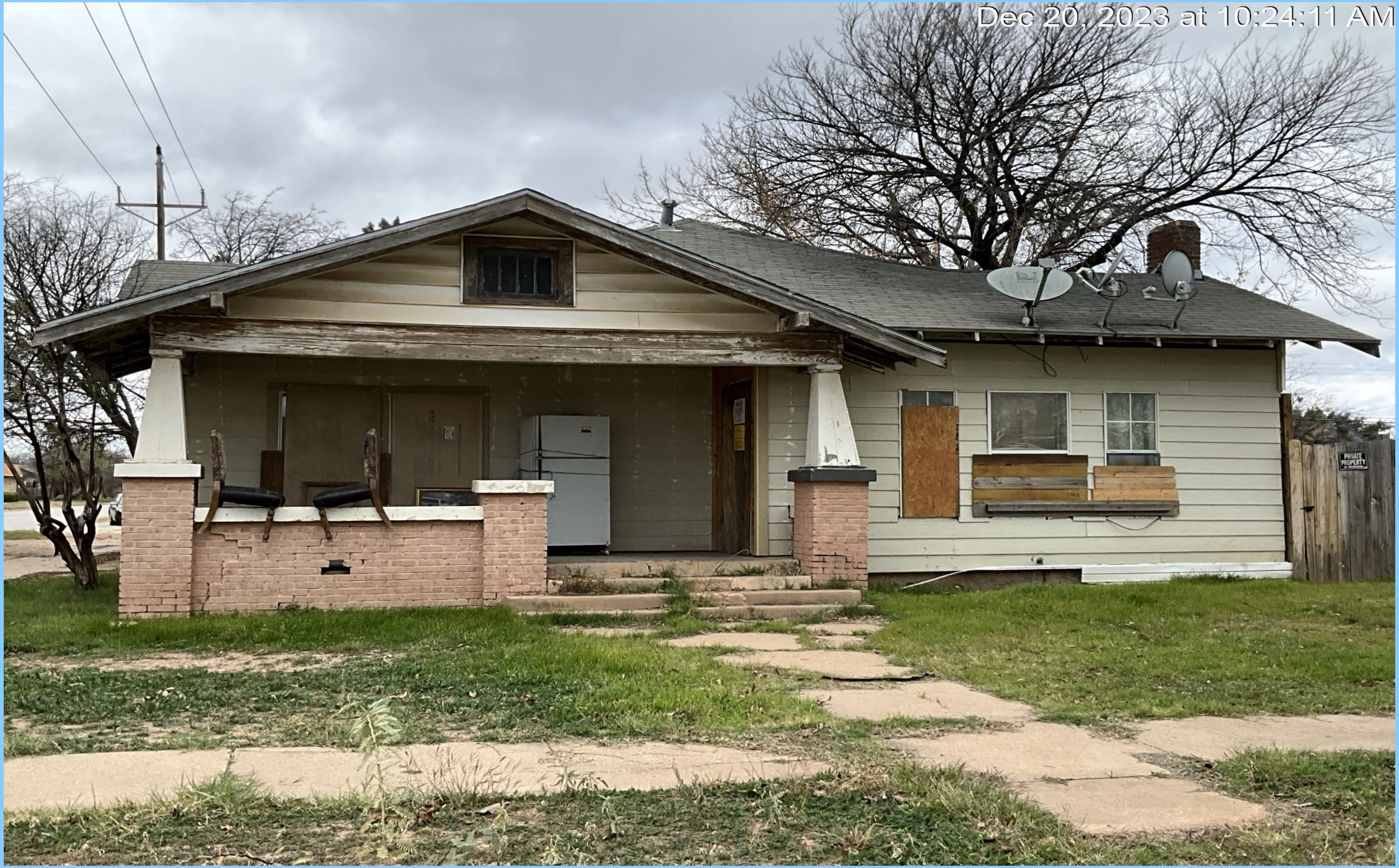
Front East Side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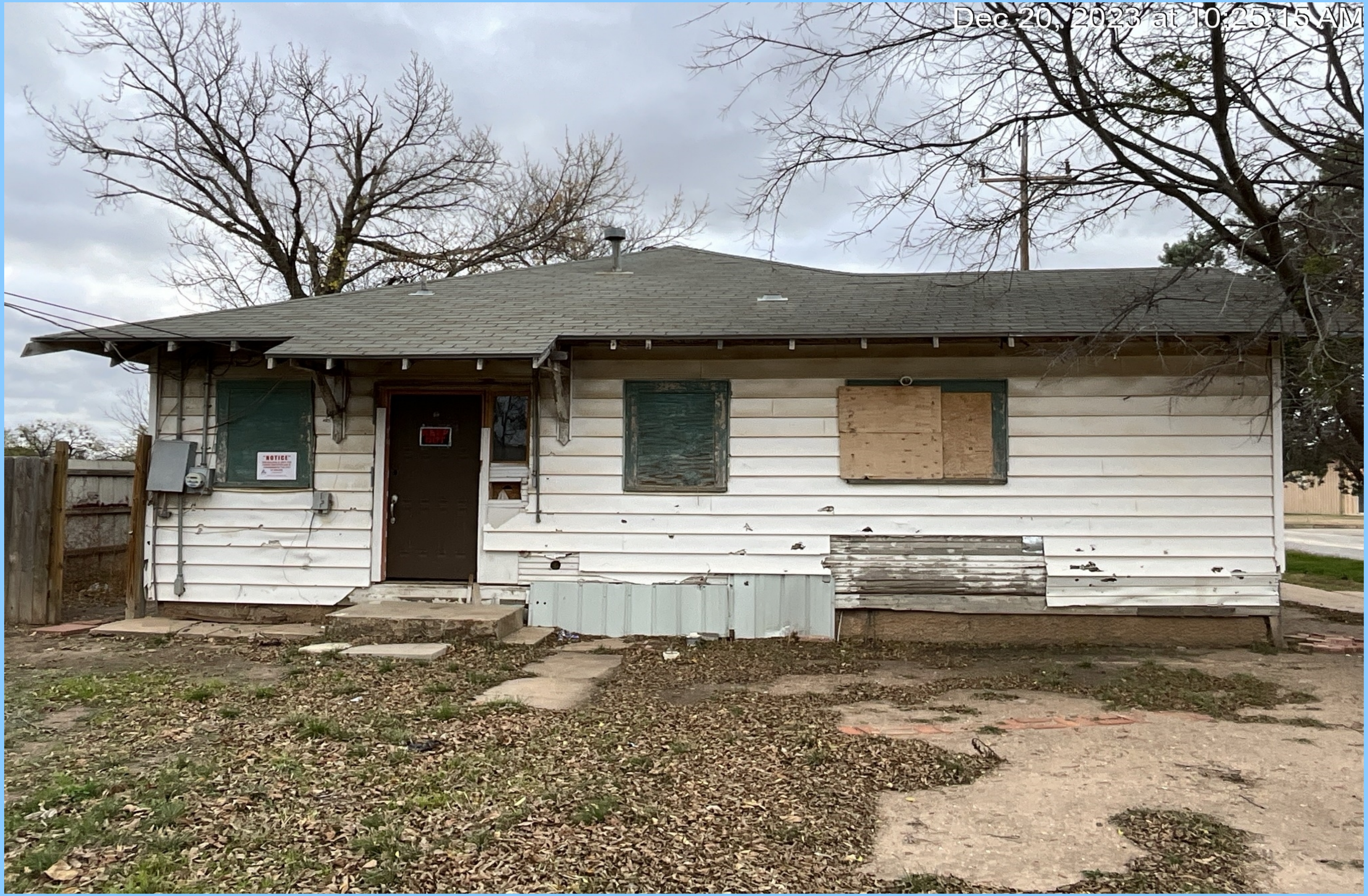
PRIVATE PROPERTY

Rear West Side



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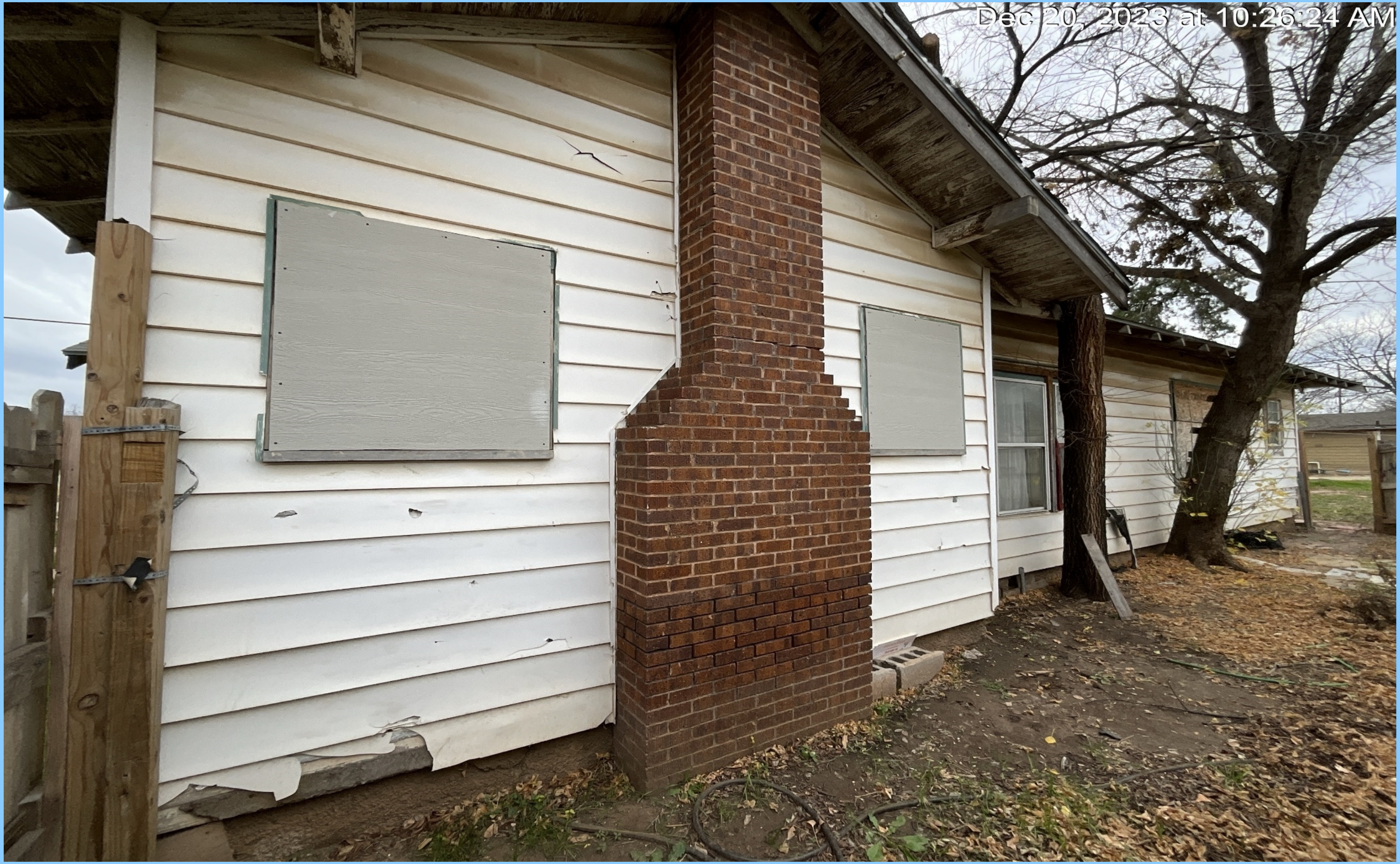
North Side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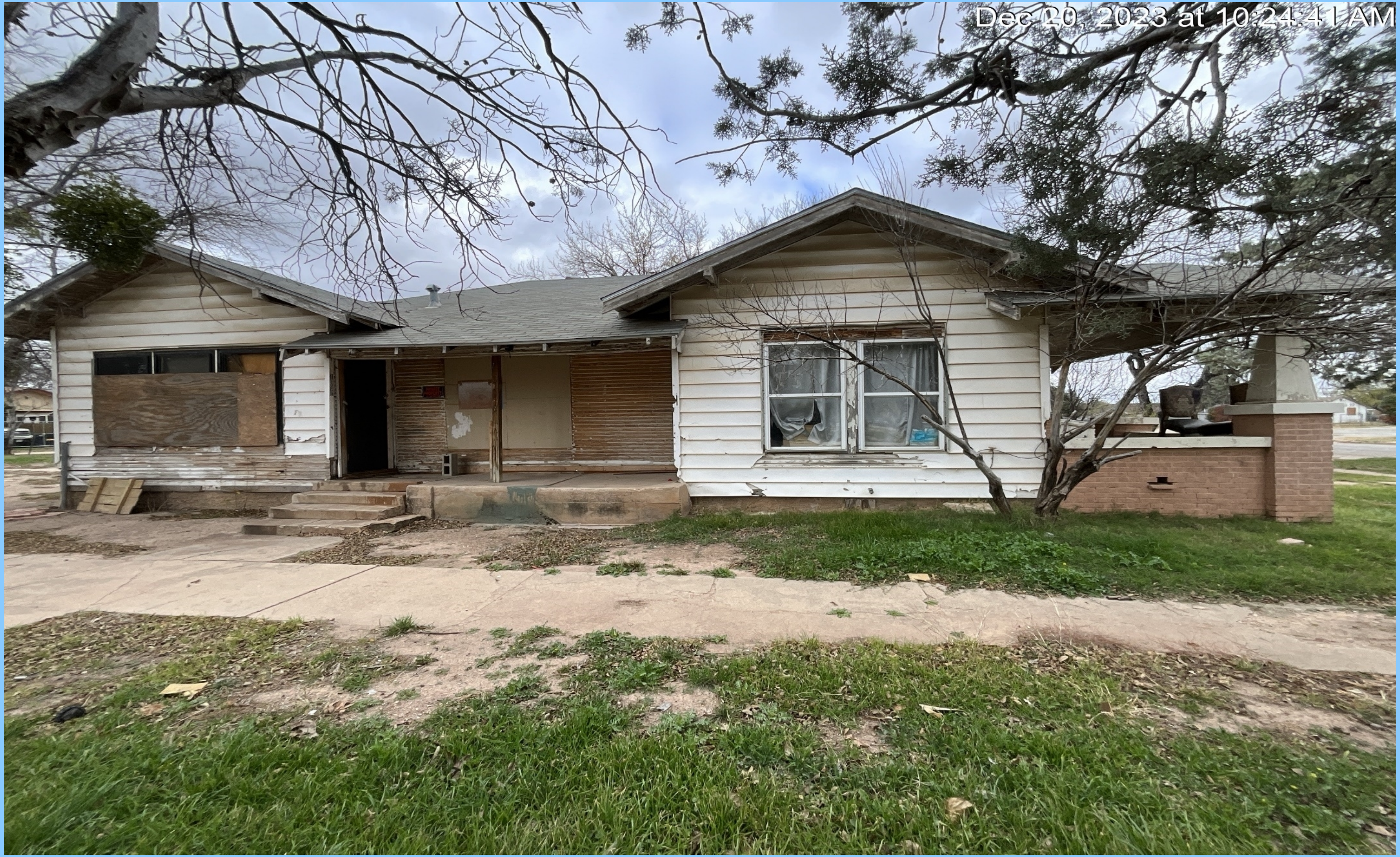
South Side



Dec 20, 2023 at 10:24:41 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)
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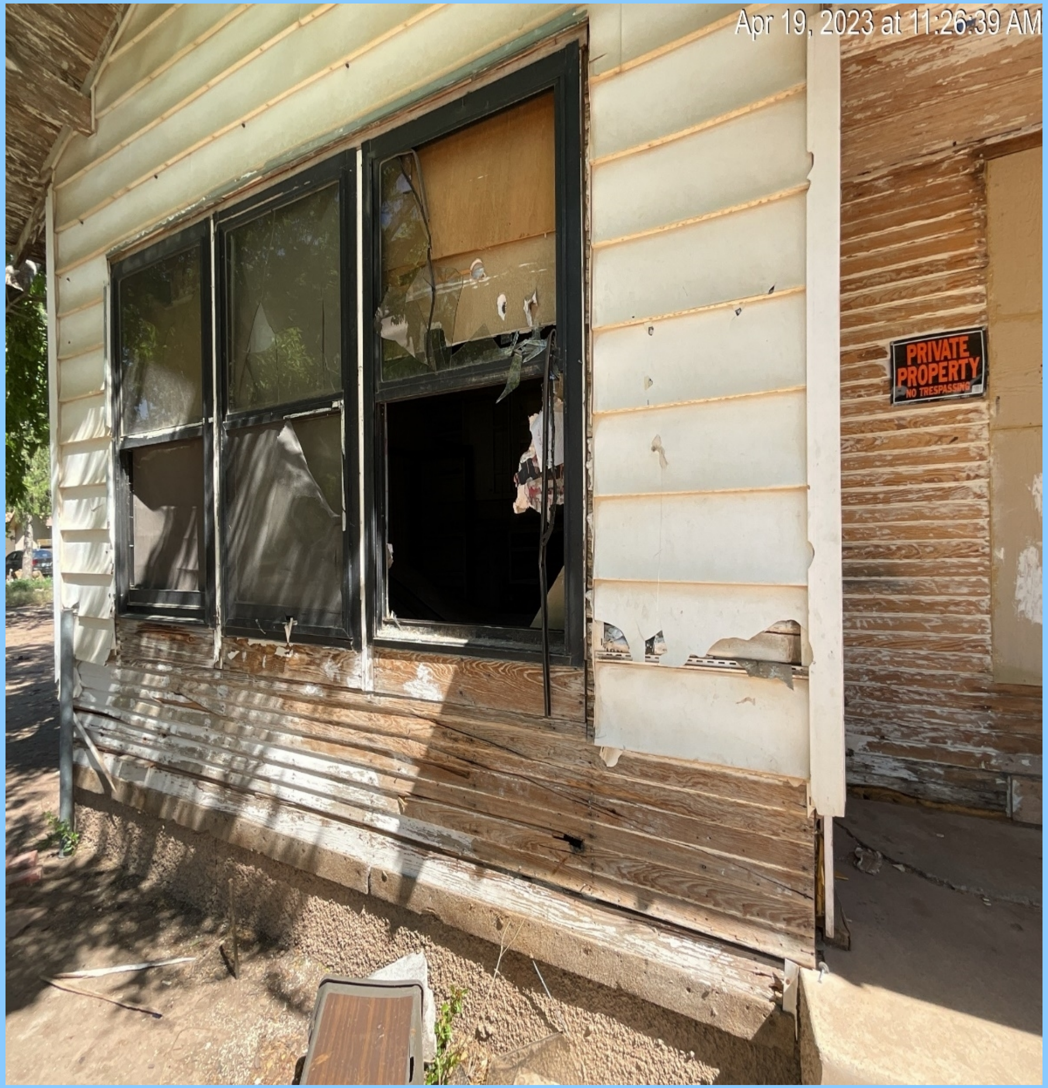
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec. 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec. 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Exterior Dilapidation/Faulty Weather Protection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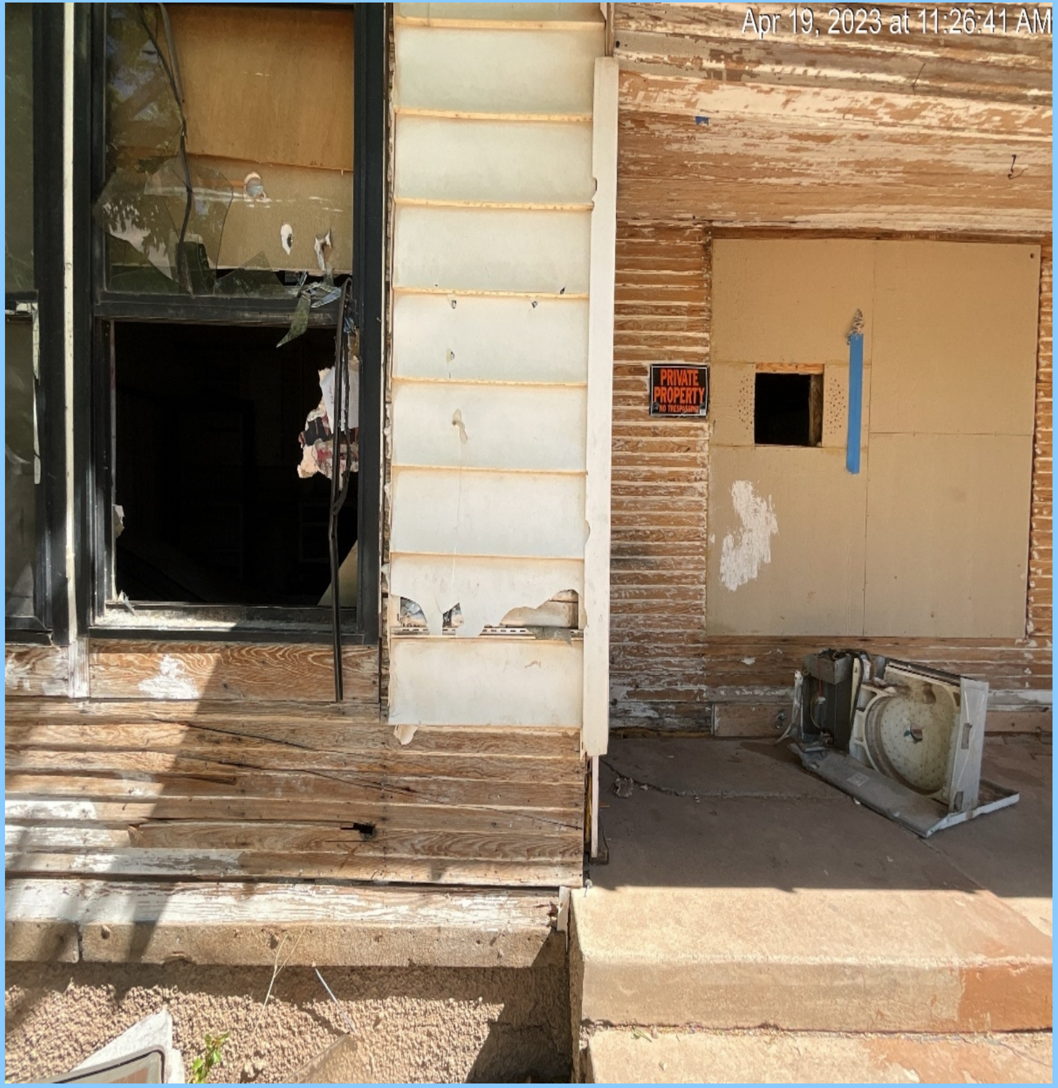
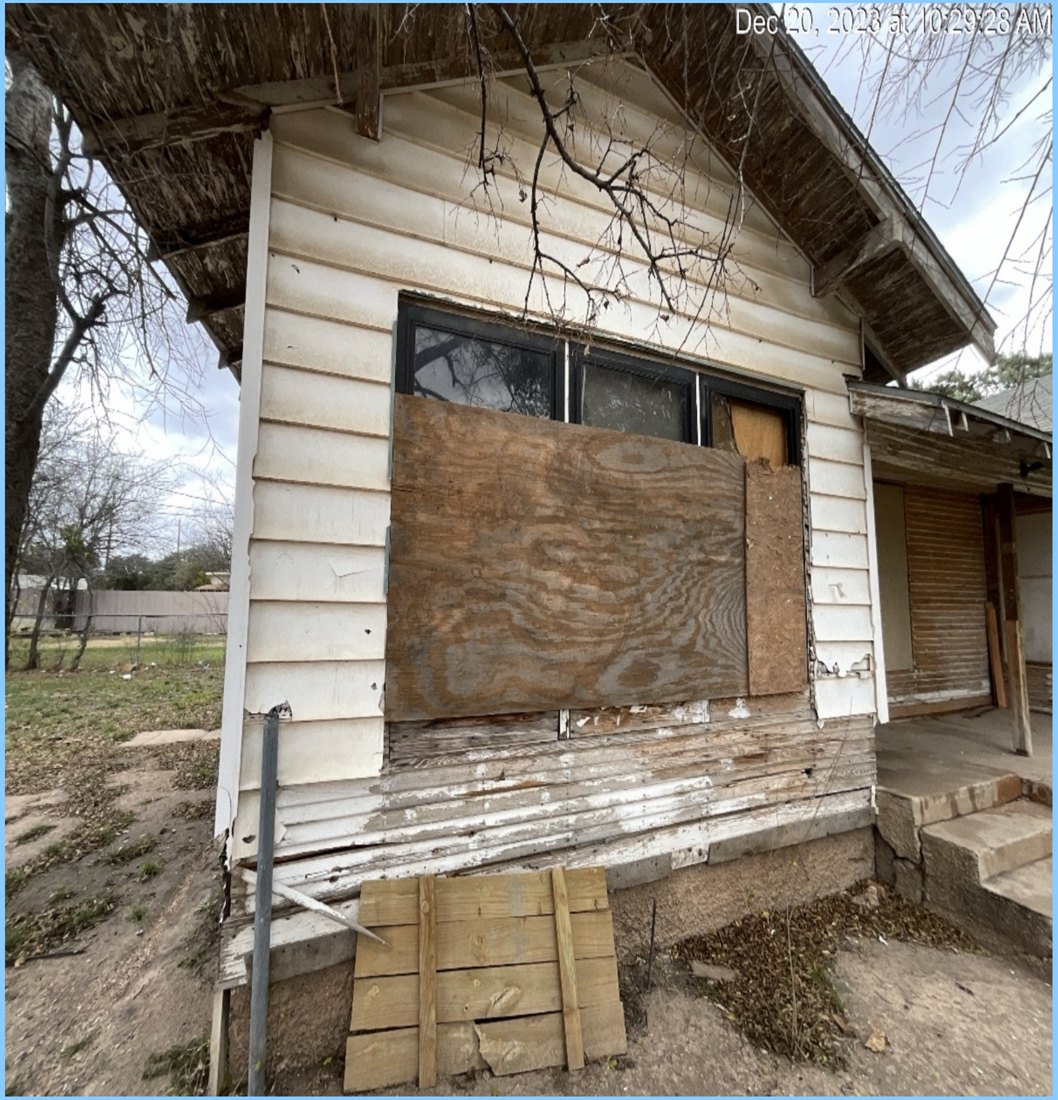
PRIVATE PROPERTY
NO TRESPASSING


Apr 19, 2023 at 11:26:41 AM
PRIVATE PROPERTY
NO TRESPASSING

Exterior Dilapidation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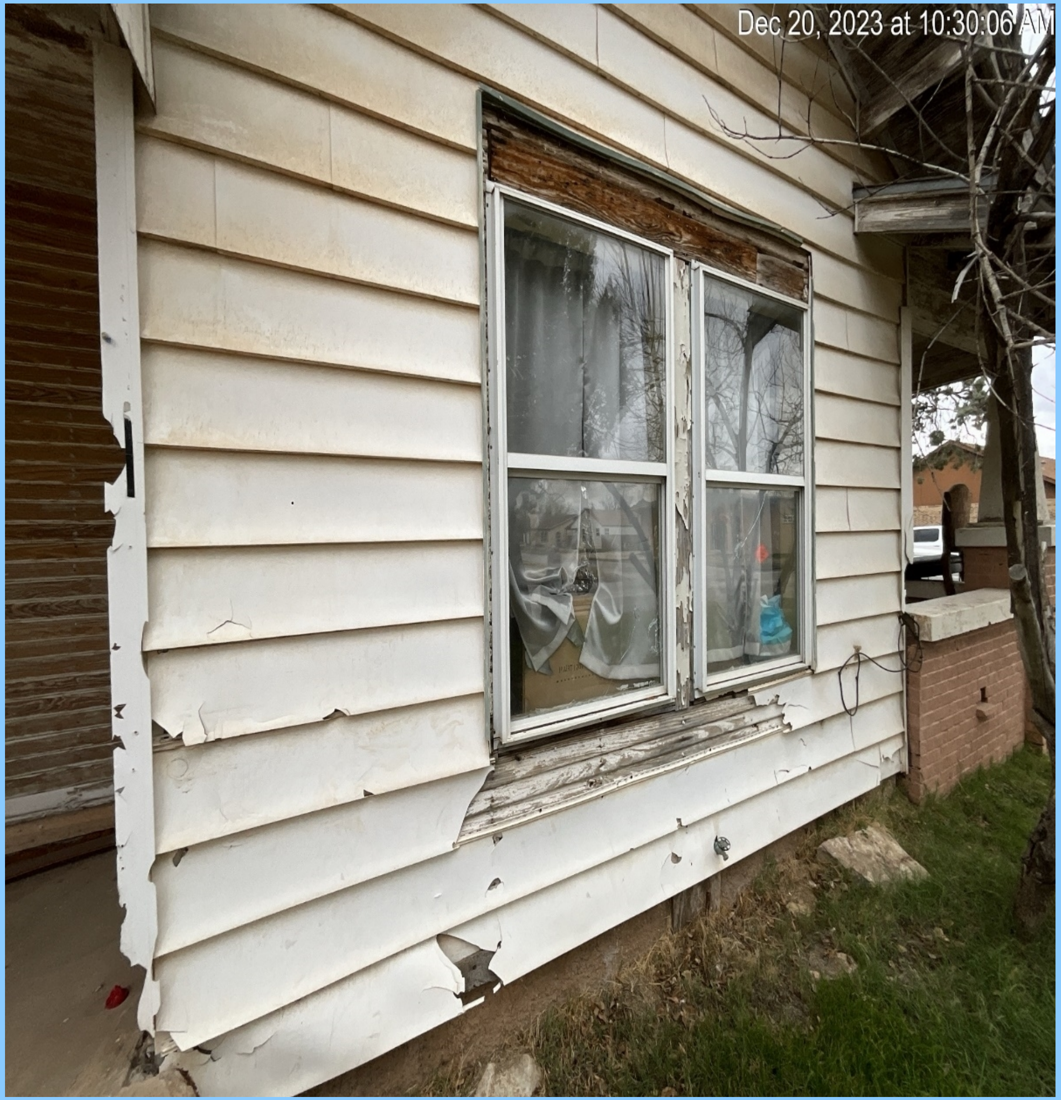
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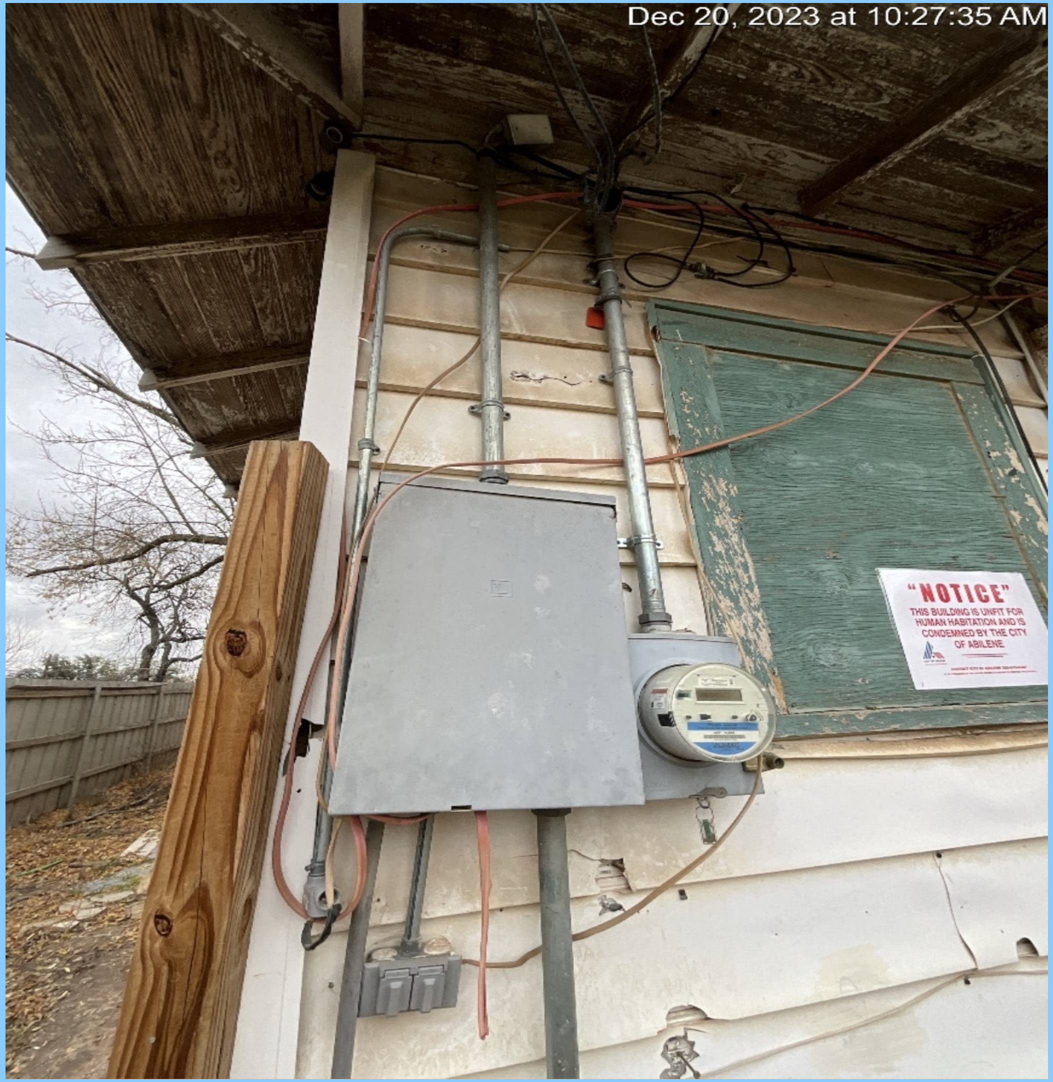
Electrical Hazards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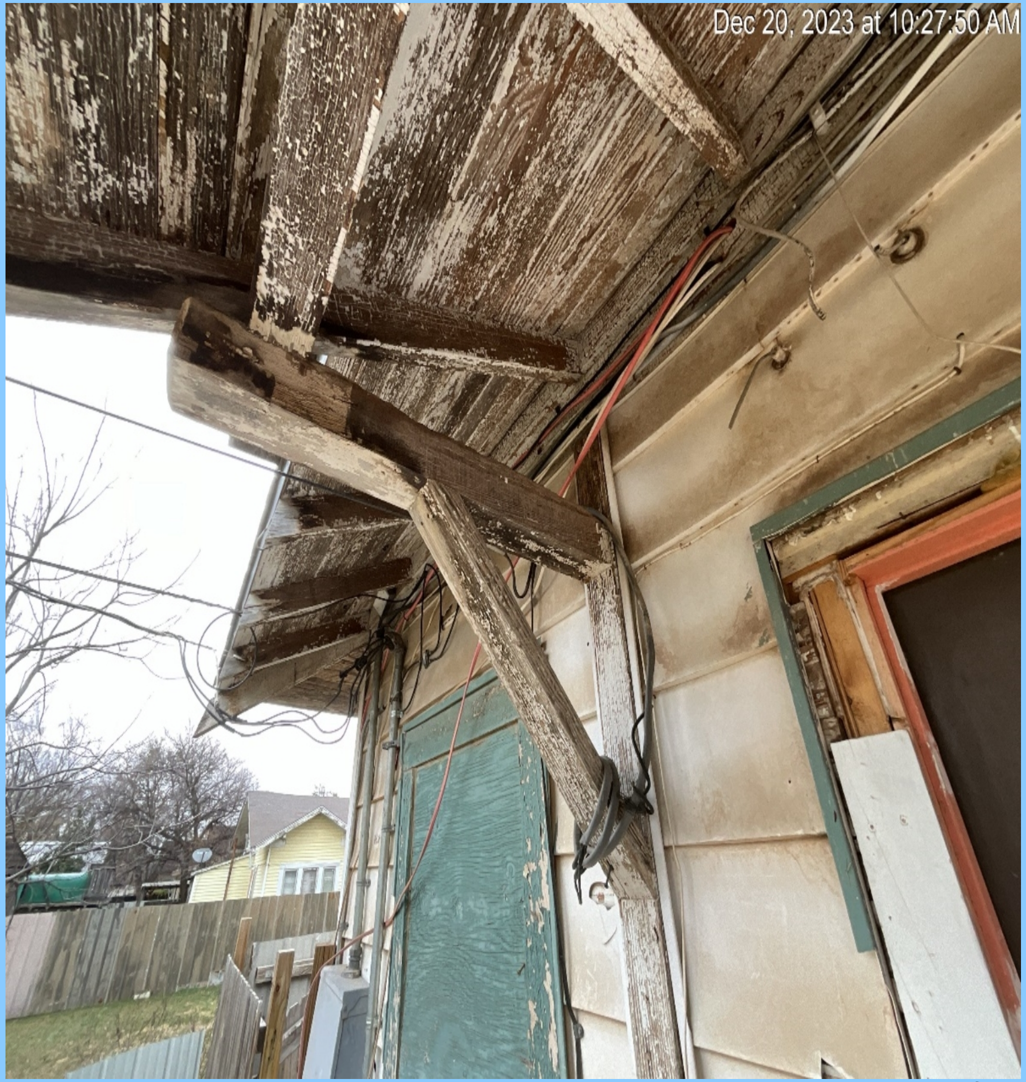
"NOTICE"
THIS BUILDING IS UNFIT FOR HUMAN HABITATION AND IS CONDEMNED BY THE CITY OF ABILENE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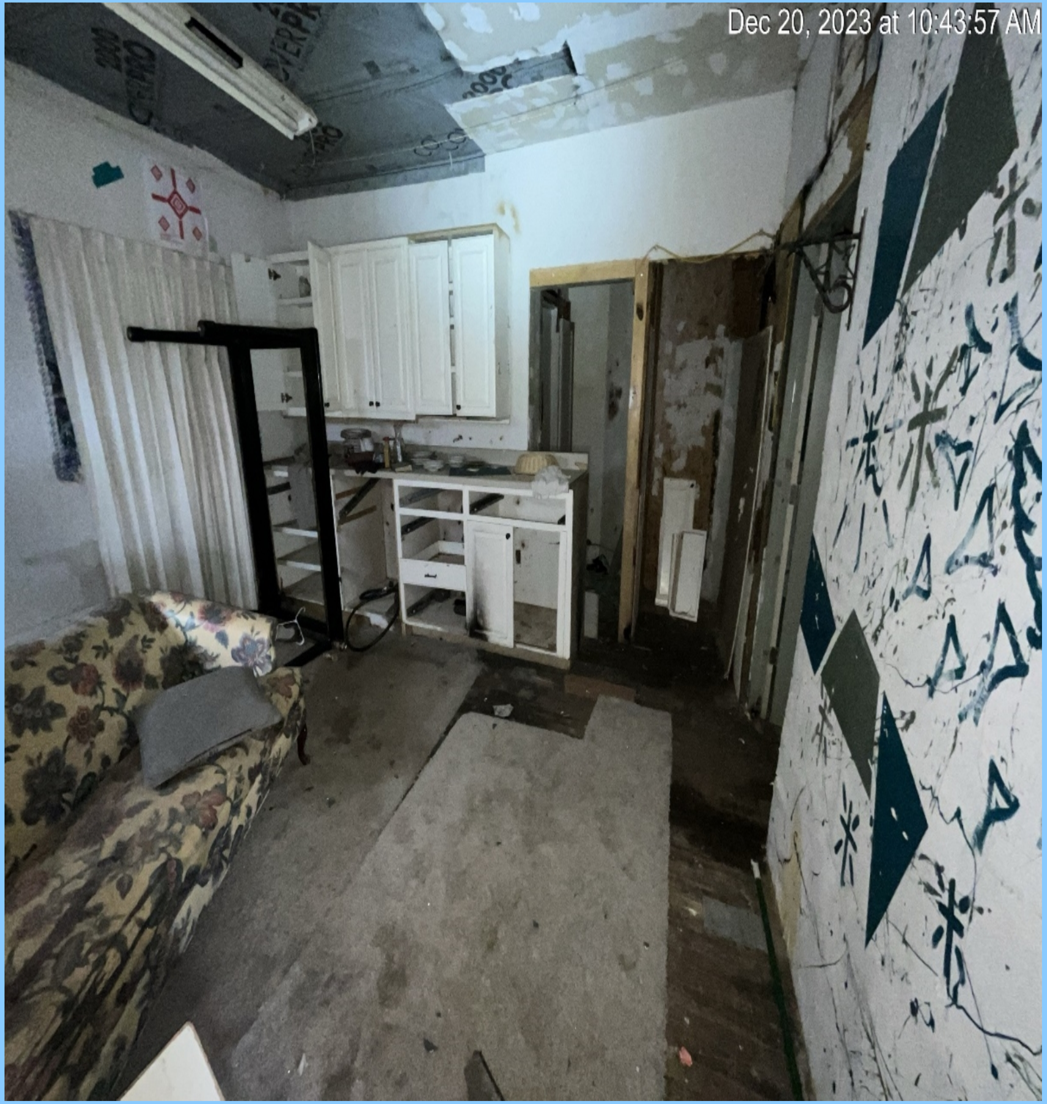
Interior Dilapidation



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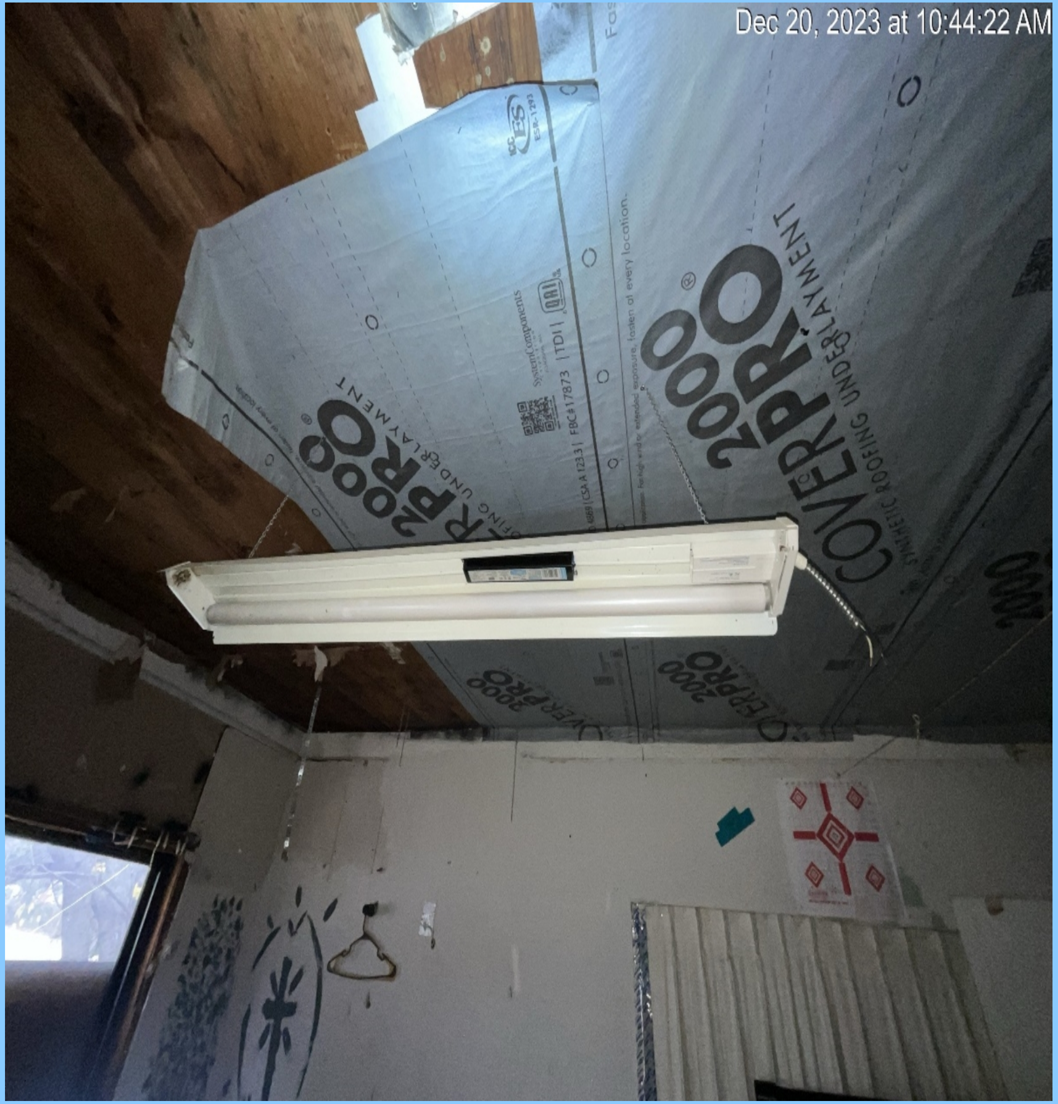
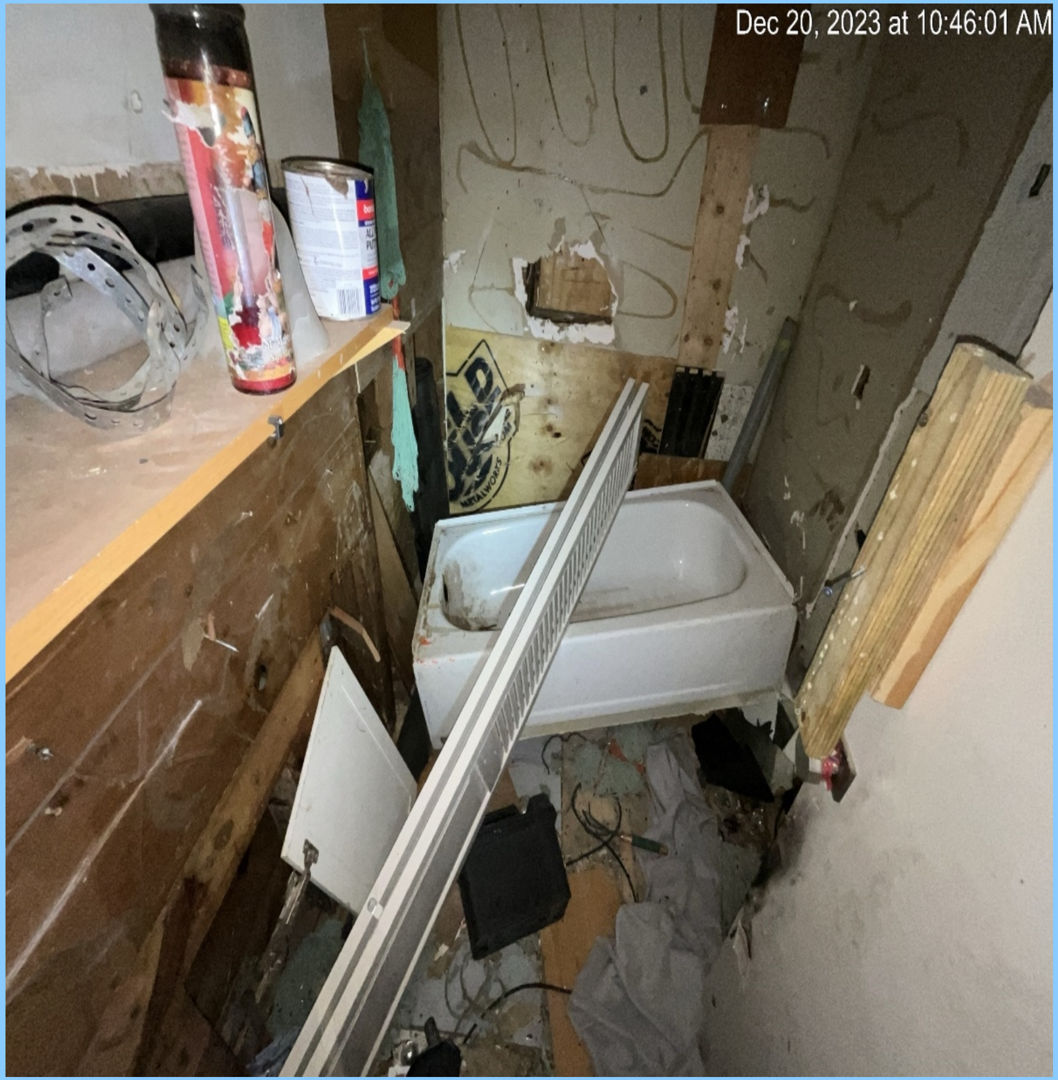


Dec 20, 2023 at 10:44:22 AM

COVERPRO 2000
SYNTHETIC ROOFING UNDERLAYMENT

Inadequate Sanitation/Plumbing/Structural Hazard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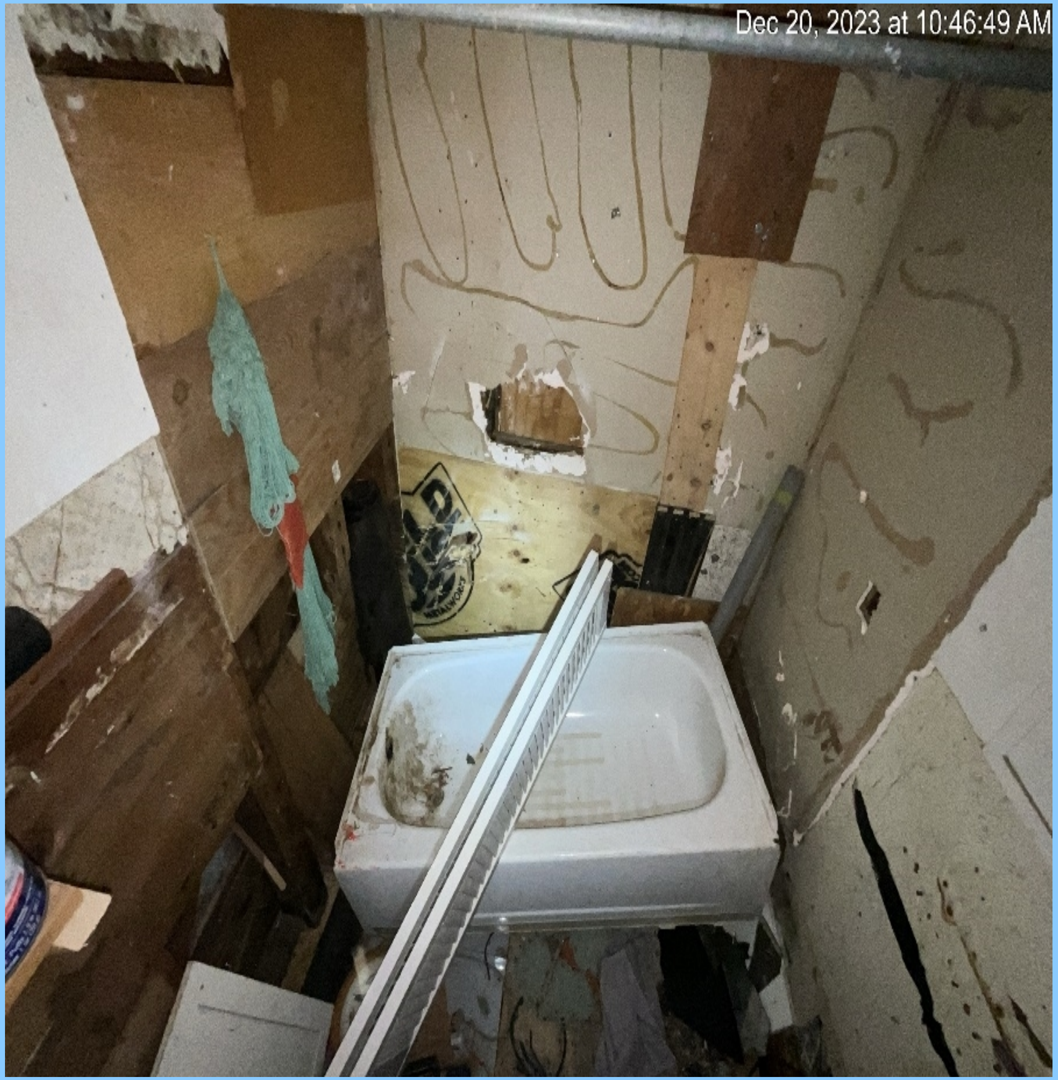
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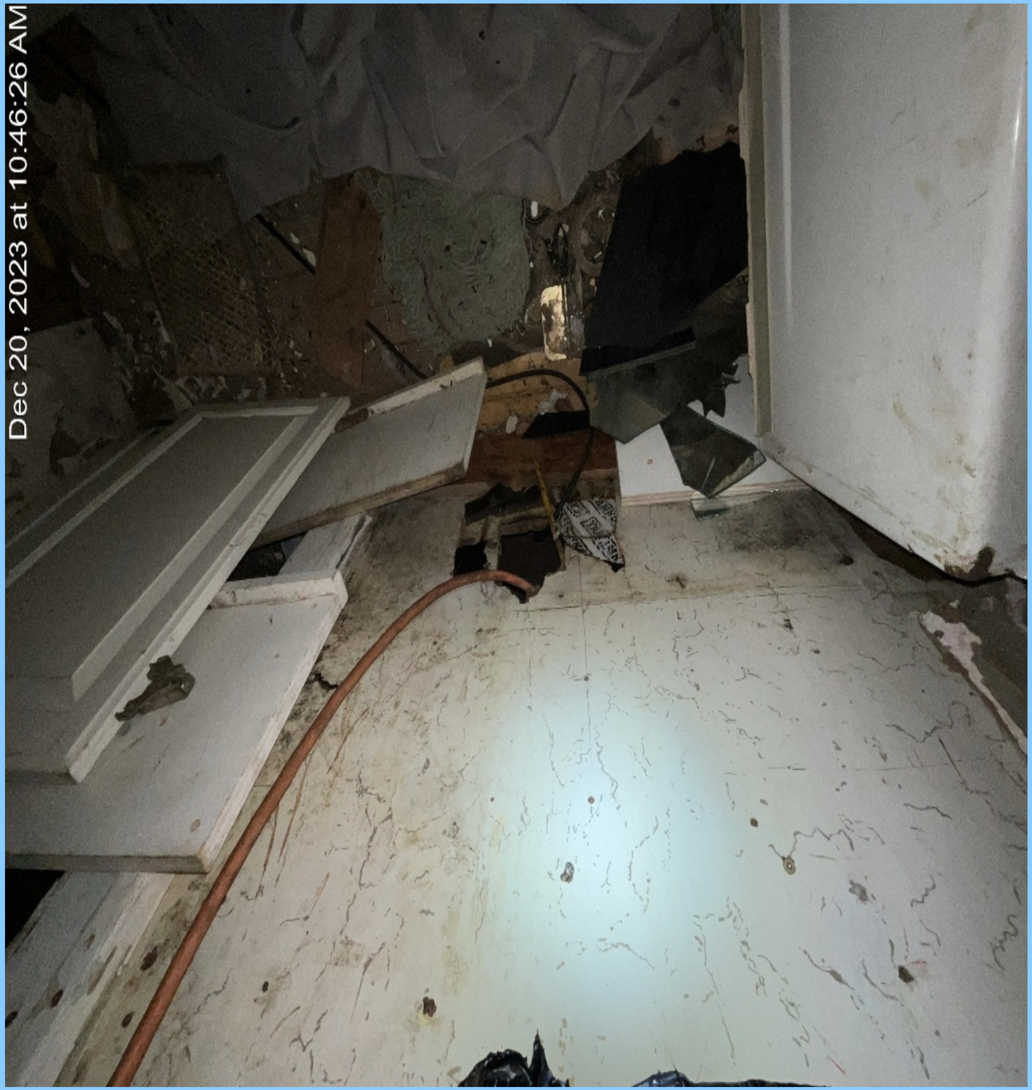
Inadequate Sanitation/Electrical Hazard



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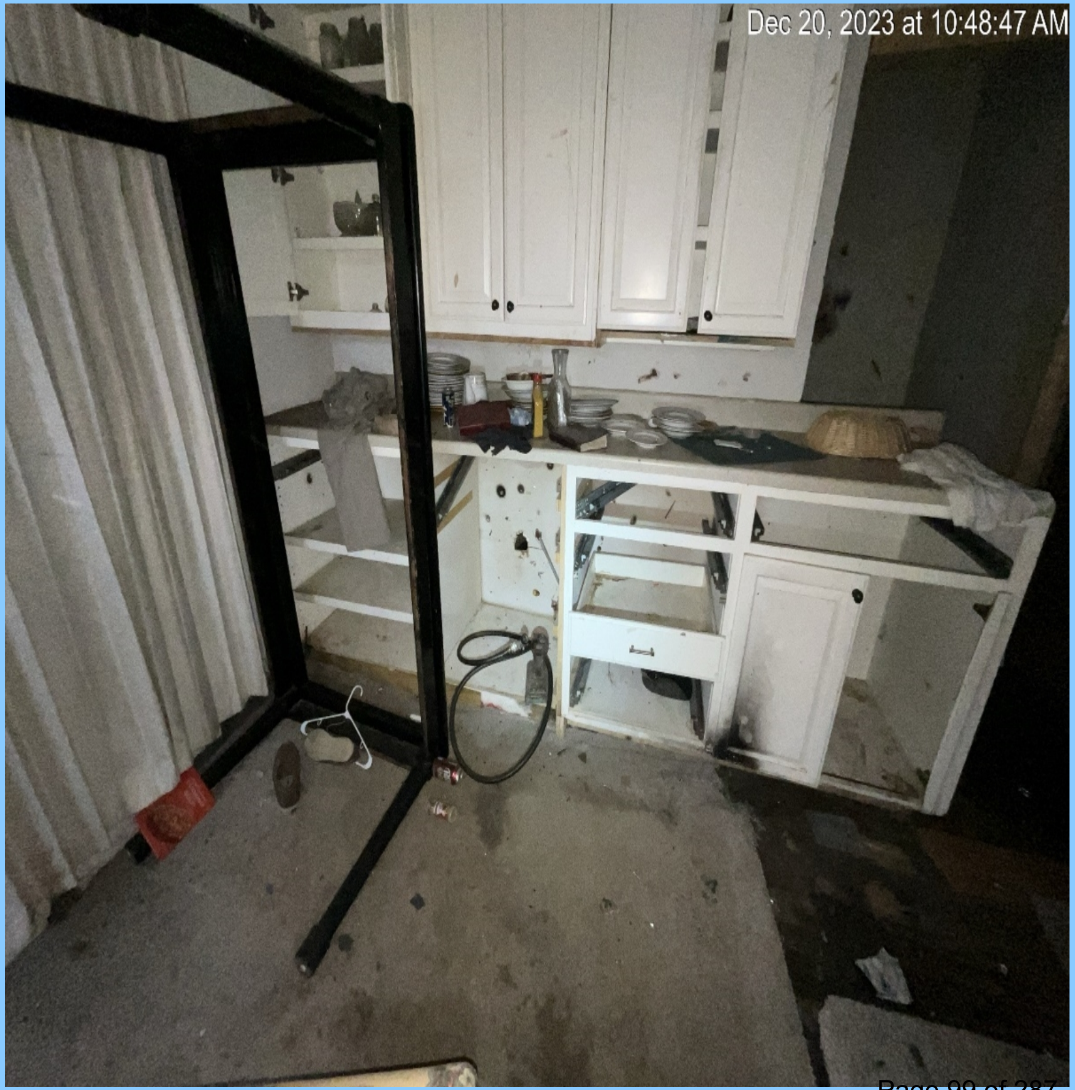

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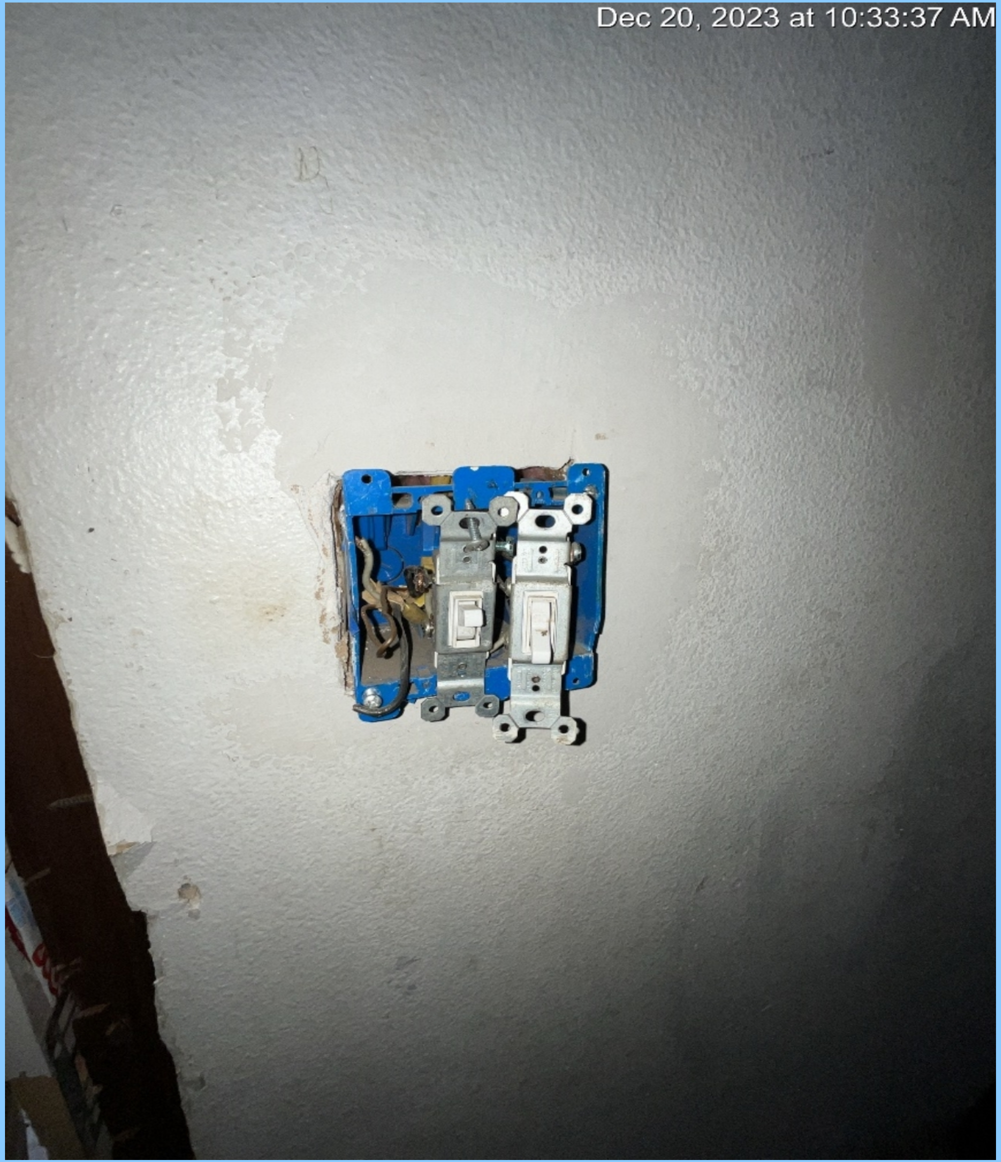
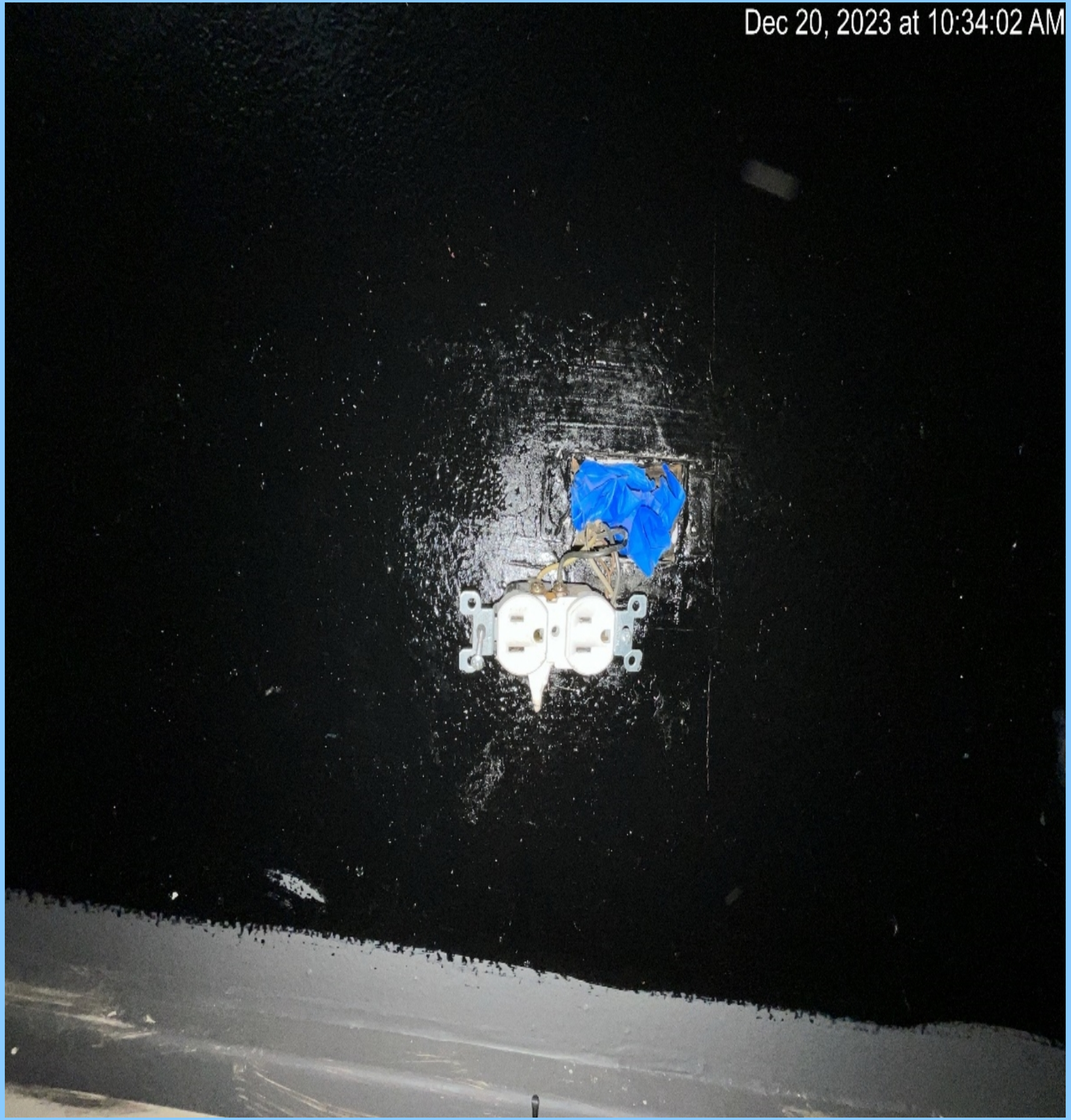
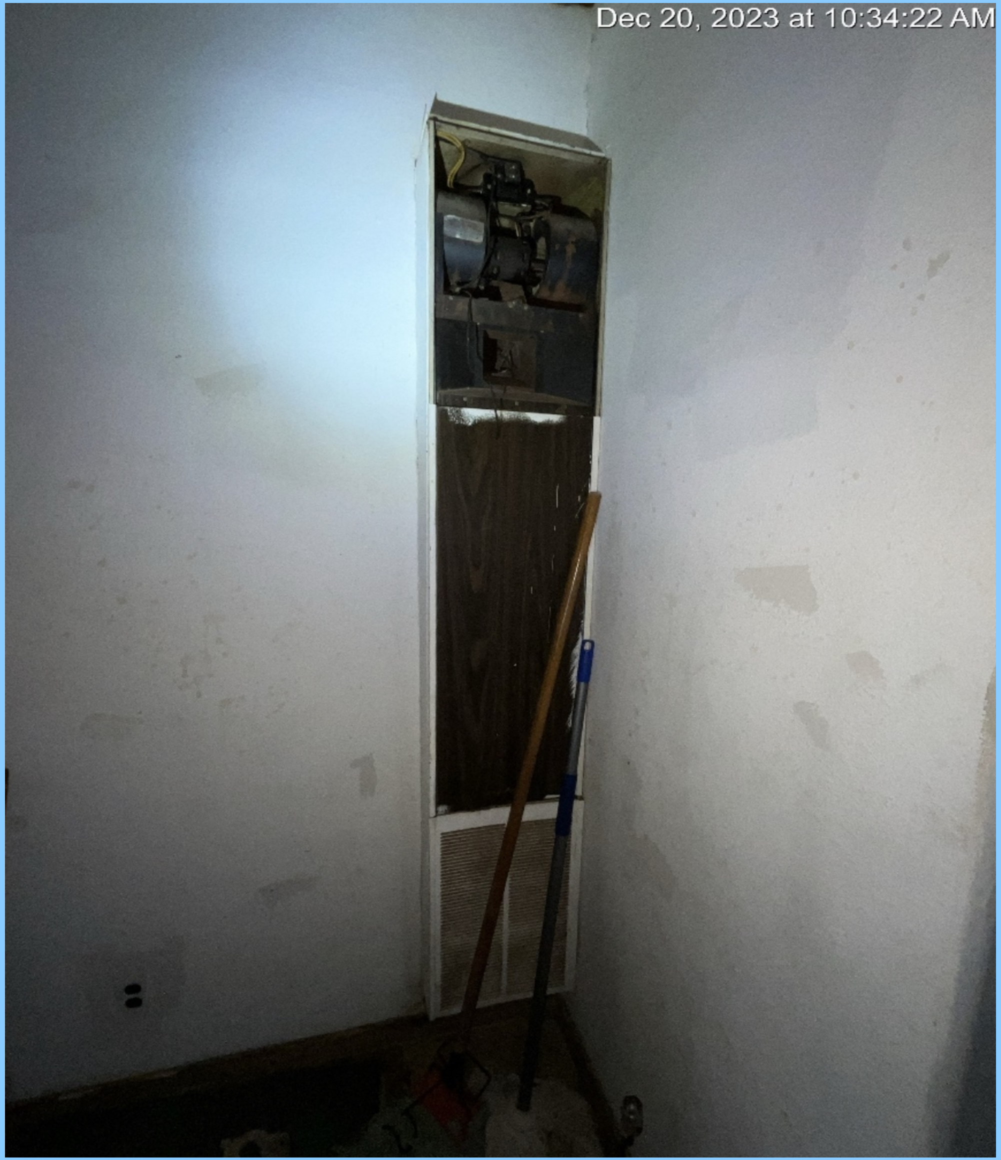
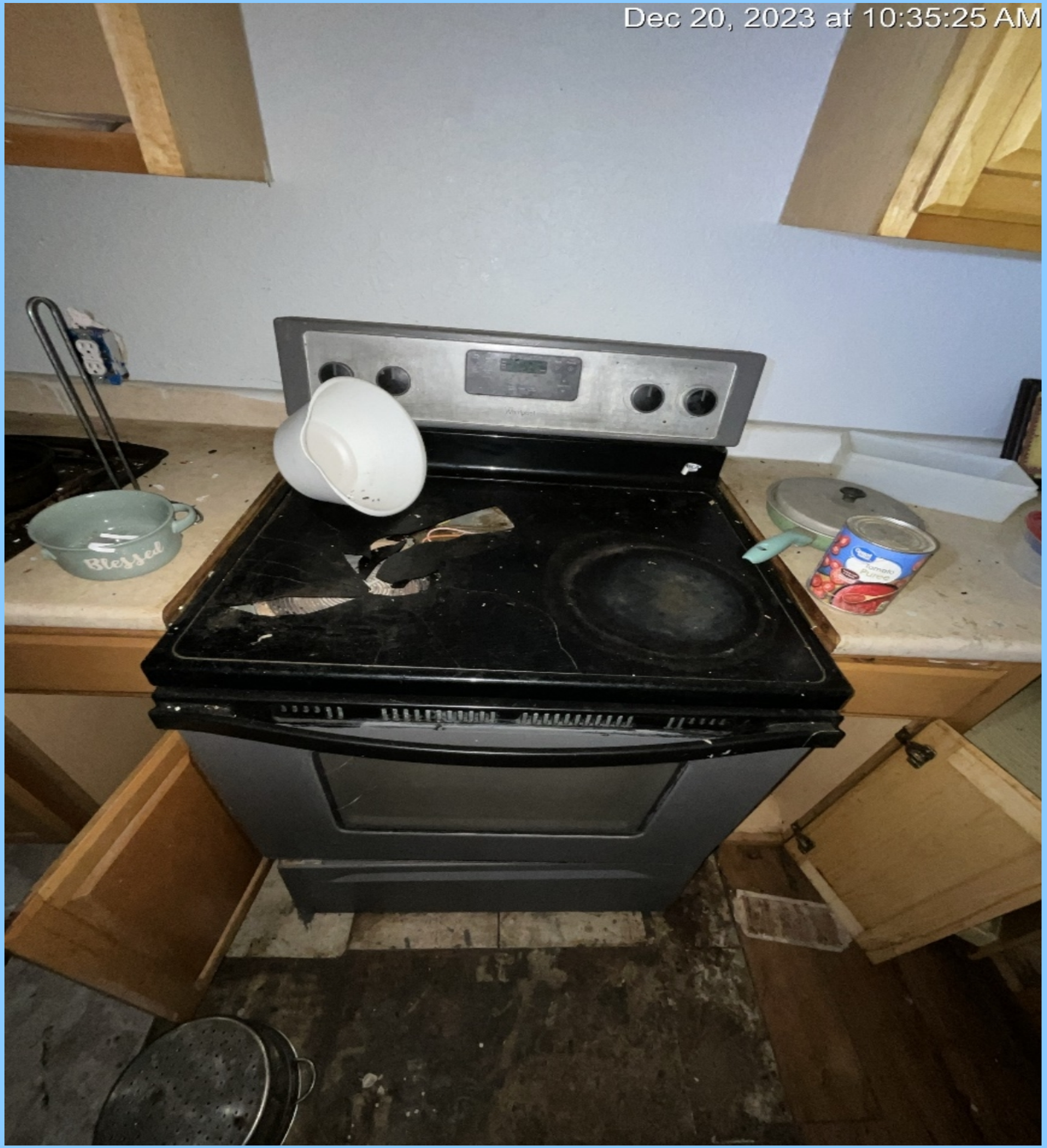
Electrical Hazard


Dec 20, 2023 at 10:33:37 AM

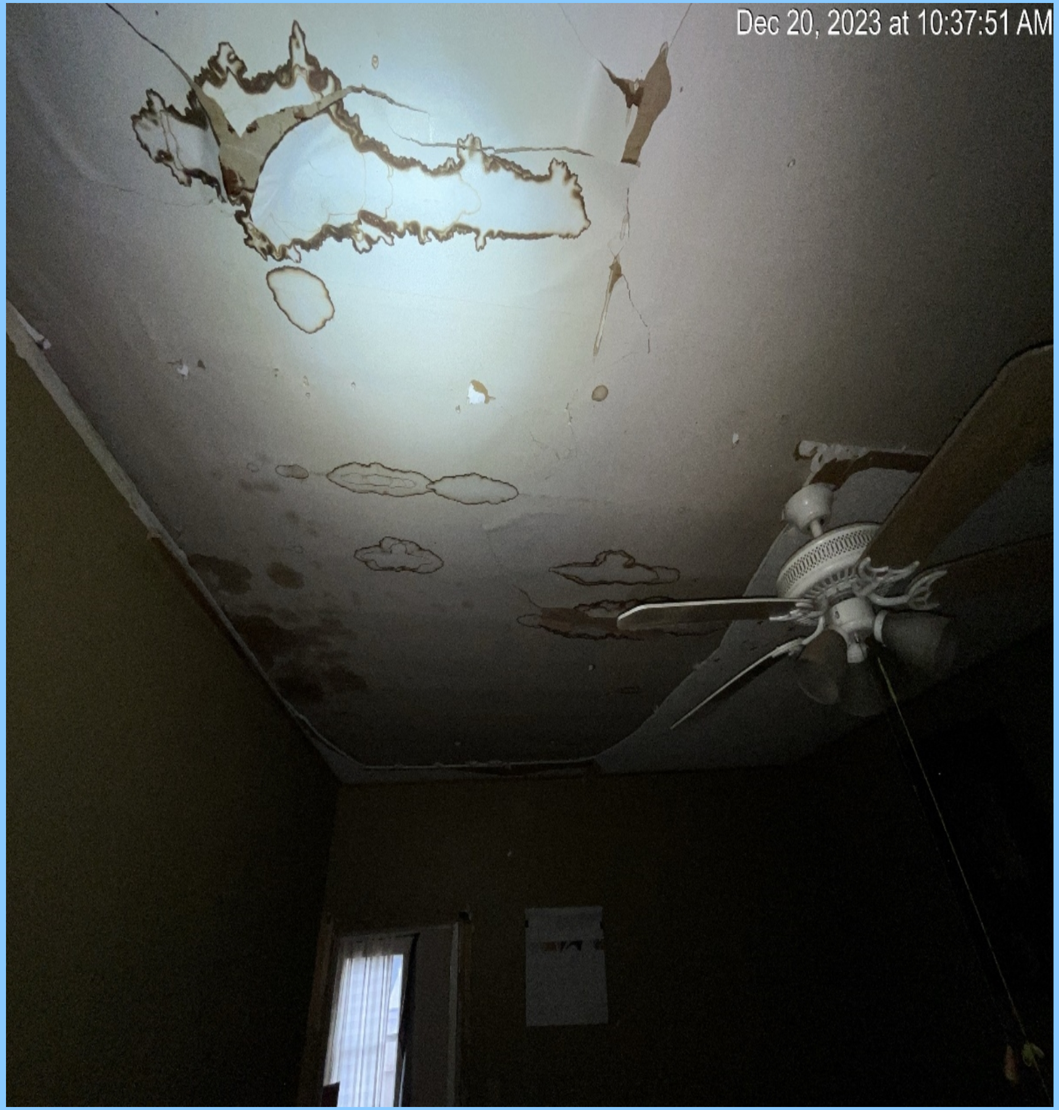

Dec 20, 2023 at 10:34:02 AM

Hazardous Mechanical Equipment

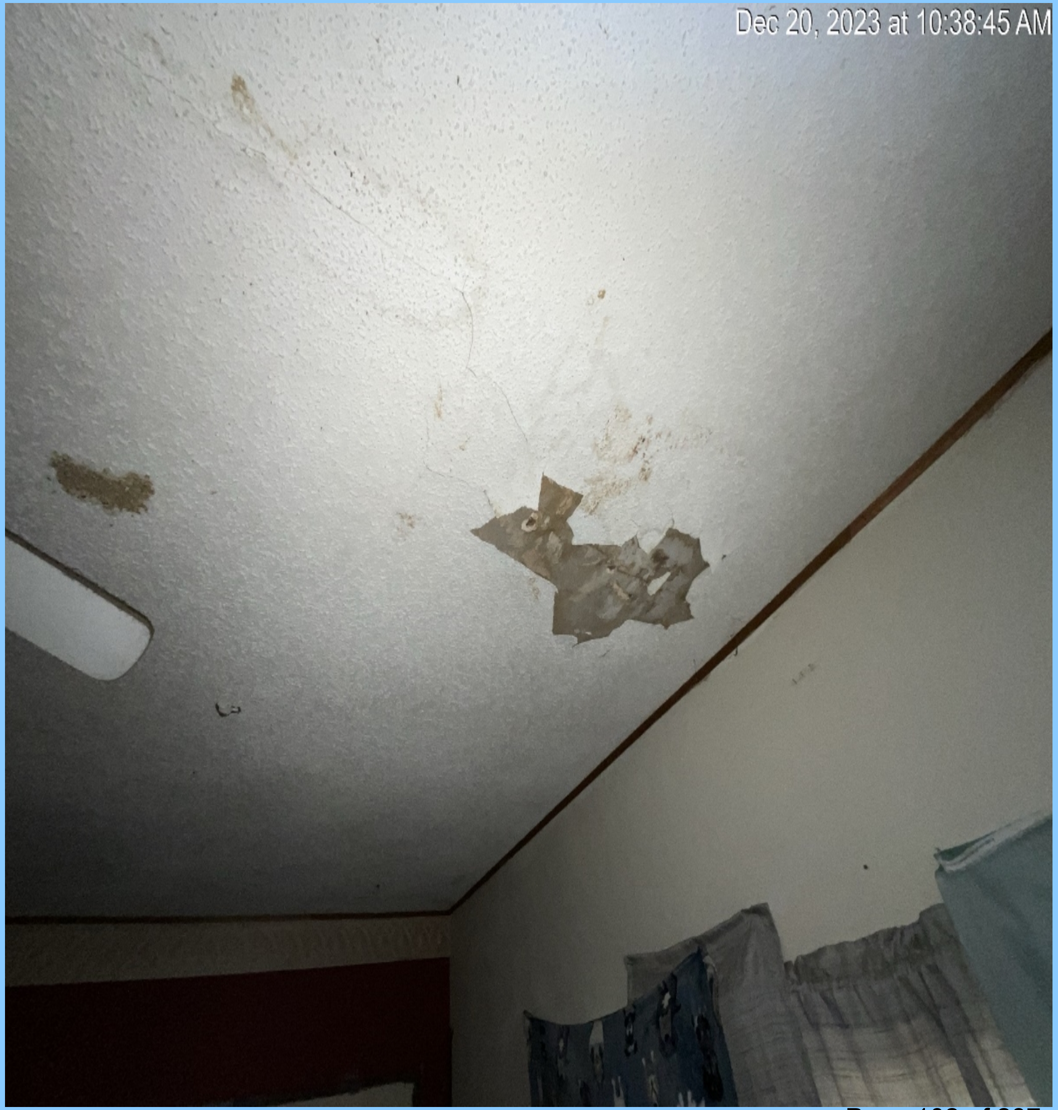

Dec 20, 2023 at 10:34:22 AM


Dec 20, 2023 at 10:35:25 AM
Blessed

Faulty Weather Protection



Dec 20, 2023 at 10:37:51 AM



Dec 20, 2023 at 10:38:45 AM

Timeline of Events

- **February 13, 2011** – Property was condemned. Property was under same ownership as it is currently. No record property was ever released from condemnation. Discovered this on Oct 20, 2023.
- **July 28, 2022** – Case opened for dilapidated structure to address the exterior of the structure.
- **August 5, 2022** – Met with occupant/brother of owner at property. Asked him to get a plan together to address dilapidation issues.
- **April 19, 2023** – Found several windows and doors at property to be open, property appeared to be abandoned. Contacted daughter of owner to see if she would secure property.
- **May 9, 2023** – Received permission from owner that is staying out of town to enter structure to perform inspection.
- **May 19, 2023** – Owner daughter met with us to let us inside property to perform inspection. She requested future notices be sent to her so she could assist father to take care of violations. She was sent notices listing all violations.
- **June 7, 2023** - Spoke to property owner by phone today. He is still staying out of town with relative. Asked that he try to contact some of the resources that I gave him to get house repaired. Also asked that he get with his daughter that lives in Abilene to get front window boarded.

Timeline of Events

- **June 7, 2023** – Citizen complaint received for transients going in and out of the house.
- **August 22, 2023** – Due to no action taken to repair or provide a plan to repair a condemnation case was opened.
- **August 24, 2023** – Affidavit of condemnation was recorded at county clerk.
- **August 25, 2023** – Informed water service off since June 1, 2022. No power to structure. Electric box was locked out by AEP.
- **August 29, 2023** – Condemnation and 30-60 notices sent.
- **December 21, 2023** – Received voicemail from property owner. He was upset that we keep contacting him about his property. He said it is vacant and he is a construction worker and he lives out of state. Attempted to call him back. Left a voicemail and did not receive a return call.
- **January 3, 2024 – Board ordered 30-60.** No one in attendance to speak for property.
- **March 5, 2024** – Notice of April hearing posted on structure.
- **March 15, 2024** – Notice of April hearing sent to property owner and property owner's daughter.
- **March 18, 2024** – Received phone call from property owner upset that we keep sending him notices about the property. I advised him that he should be at April hearing or ask that his daughter attend to speak for him.

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
1002 Cedar St.
presentation

CITY OF
ABILENE
TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004016: 426 Sewell St. (R Q WEST, BLOCK 1, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Payne Larry**

GENERAL INFORMATION

Owner: Payne Larry
Sq Ft: 768
Structural: Poor
Foundation: Poor
Value: $9,467
Total Value: $10,867
Delinquent Tax: $268.03

SPECIAL CONSIDERATIONS

August 21, 2023 – Structure fire next door caused extensive damage to south side of this structure. This structure was already in dilapidated condition. Met with the owner at the property. He said he was going to look into demolition himself. Owner boarded up property.
August 24, 2023 – Affidavit of condemnation recorded at county clerk.
September 1, 2023 – Sent notice of condemnation to owners last known address.
February 27, 2024 – No contact from owner. No demo permit applied for.
March 5, 2024 – Notice of April hearing posted on structure.
March 15, 2024 – Notice of 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 April 3, 2024.

ATTACHMENTS:

1. 20240403_23-004016_426 Sewell St 20240403_23-004016_426 Sewell St.pptx

Case #23-004016

426 Sewell St.

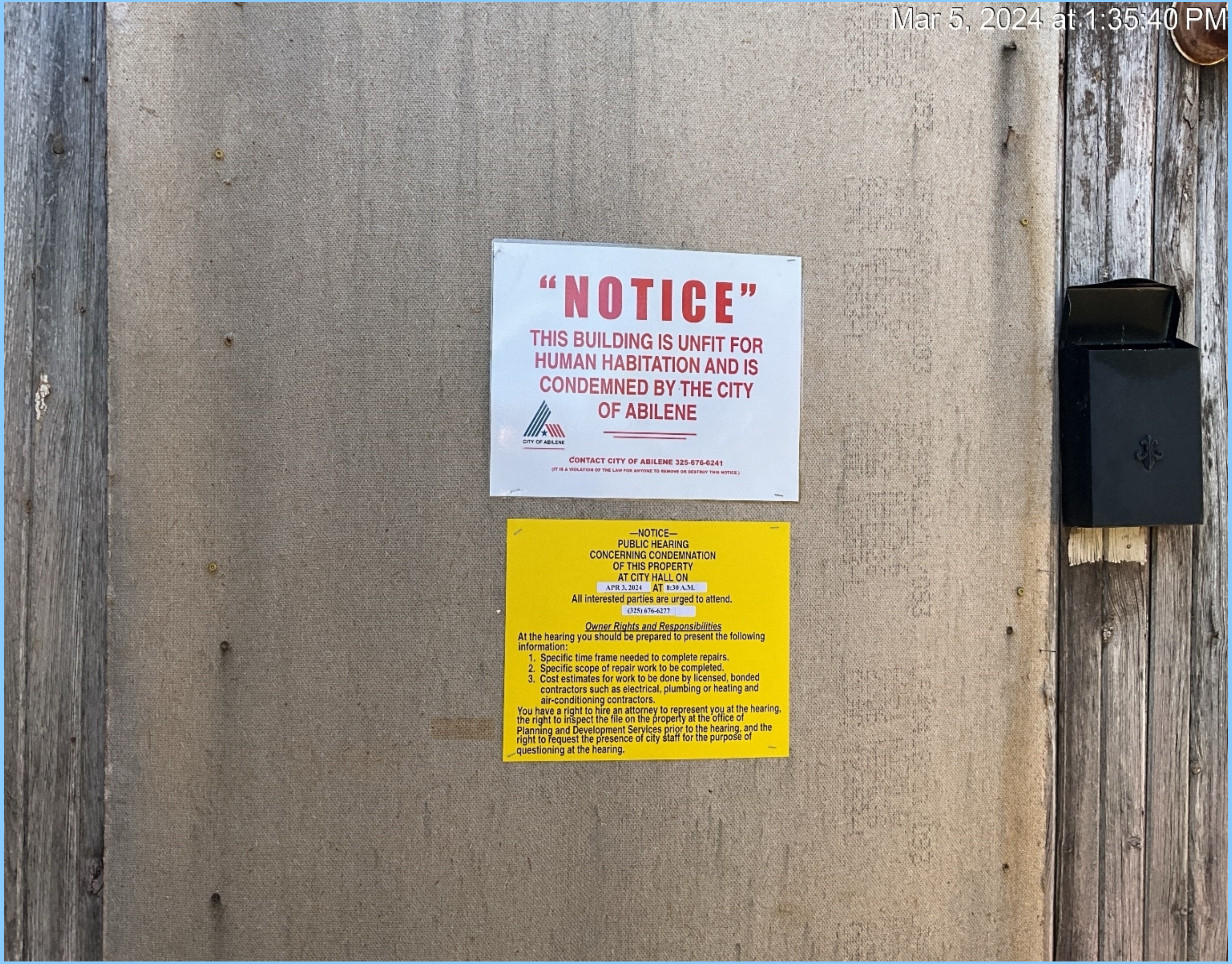
CITY OF
ABILENE
TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows General Warranty Deed naming **Larry Payne** as owner.
- **TAYLOR COUNTY** – Shows **Larry Payne** 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 30, 2022
- Search reveals **Larry Payne** to be the owner.

Public Notice



Mar 5, 2024 at 1:35:40 PM

"NOTICE"

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

CITY OF ABILENE

CONTACT CITY OF ABILENE 325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
APR 3, 2024 AT 8:30 A.M.
All interested parties are urged to attend.
(325) 676-6277

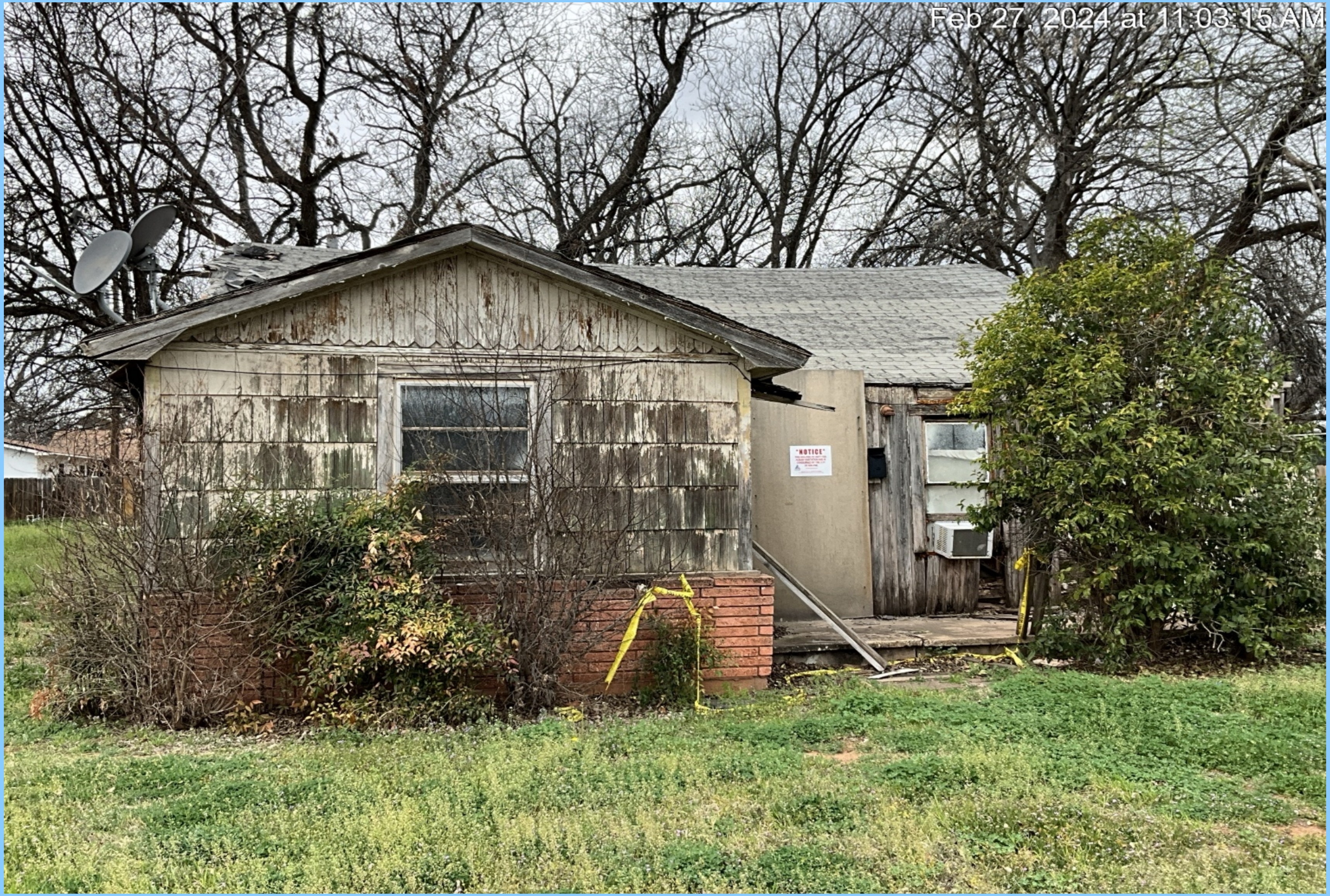
Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

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

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

Front East Side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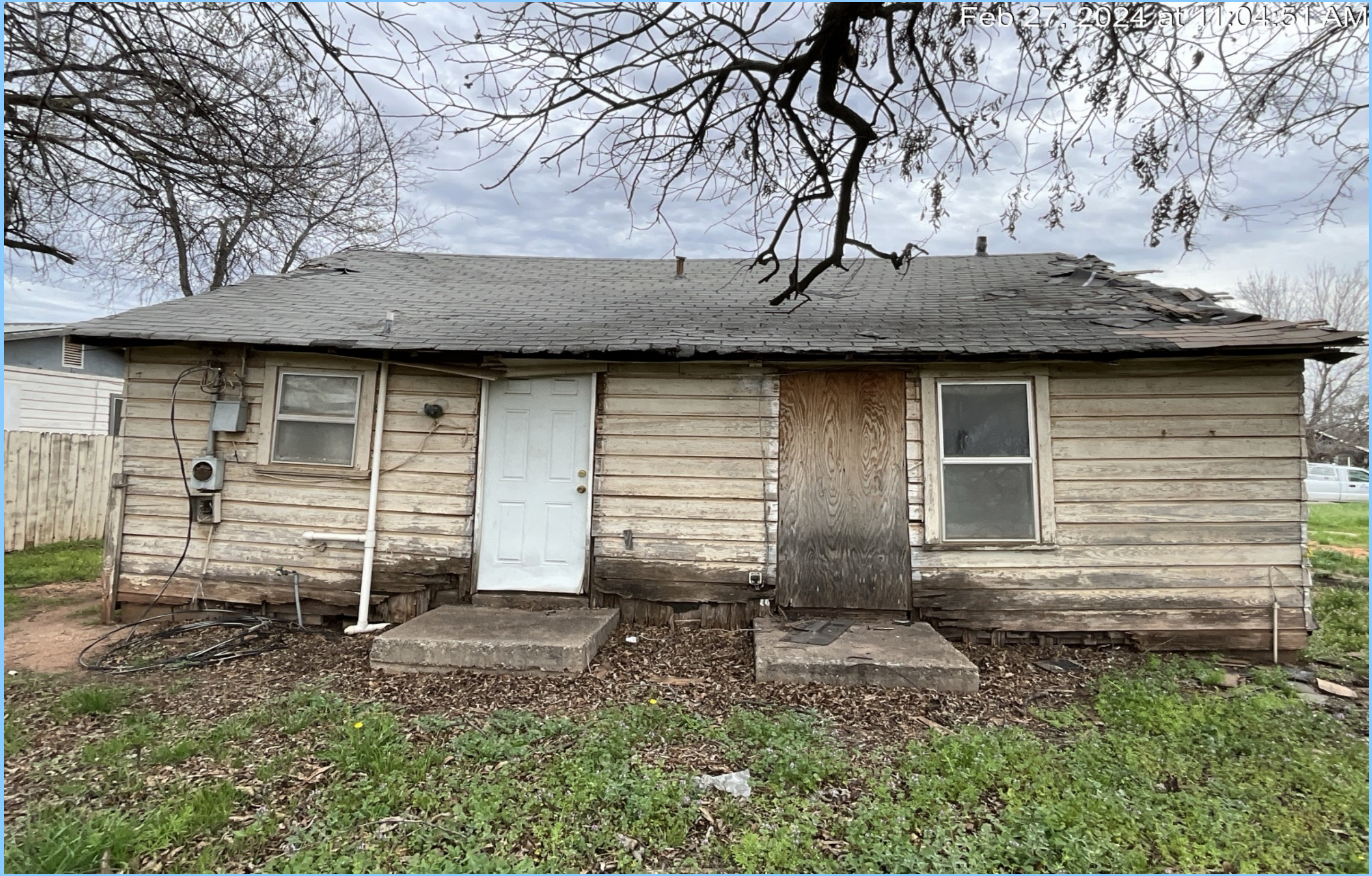
Rear West Side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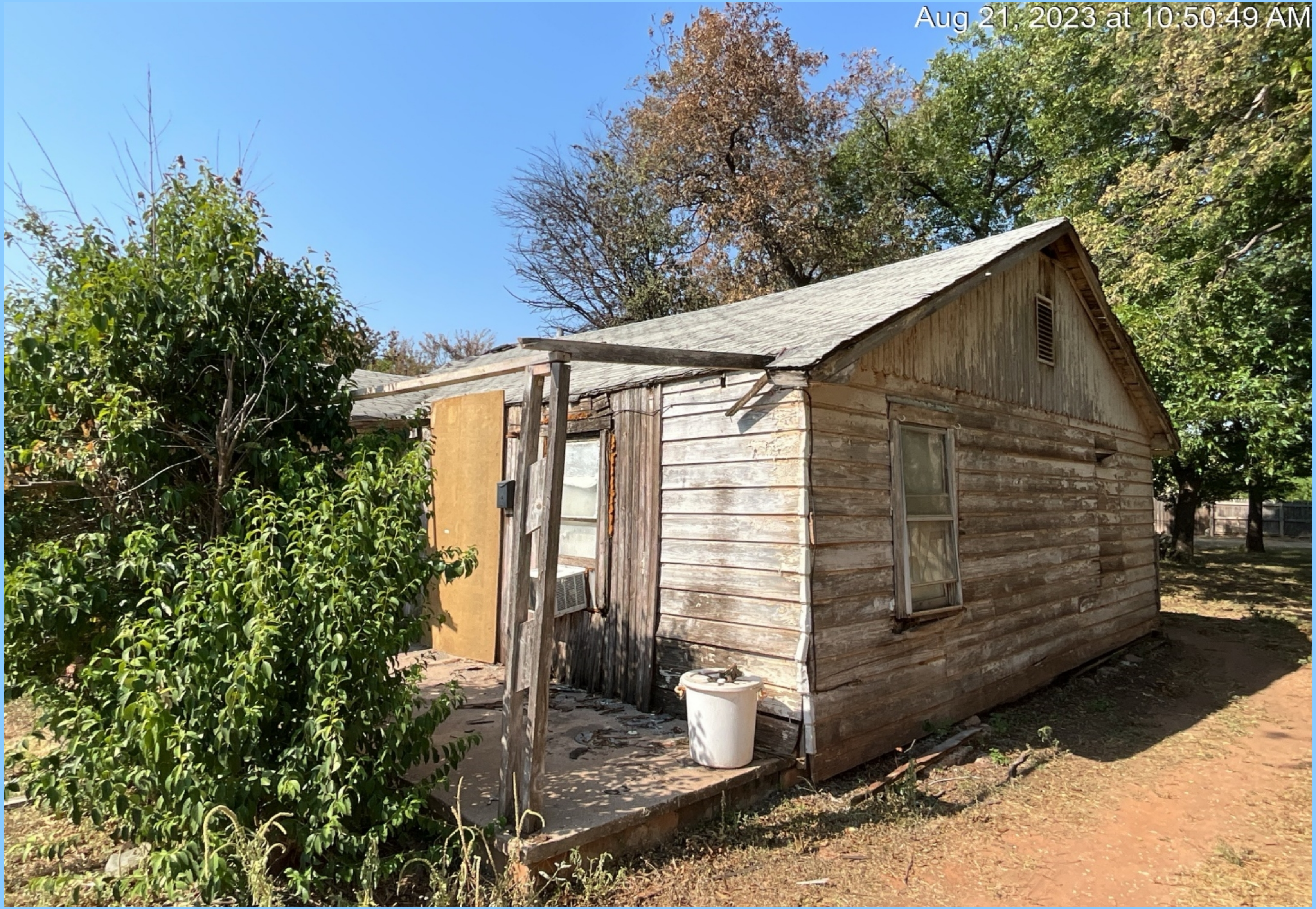
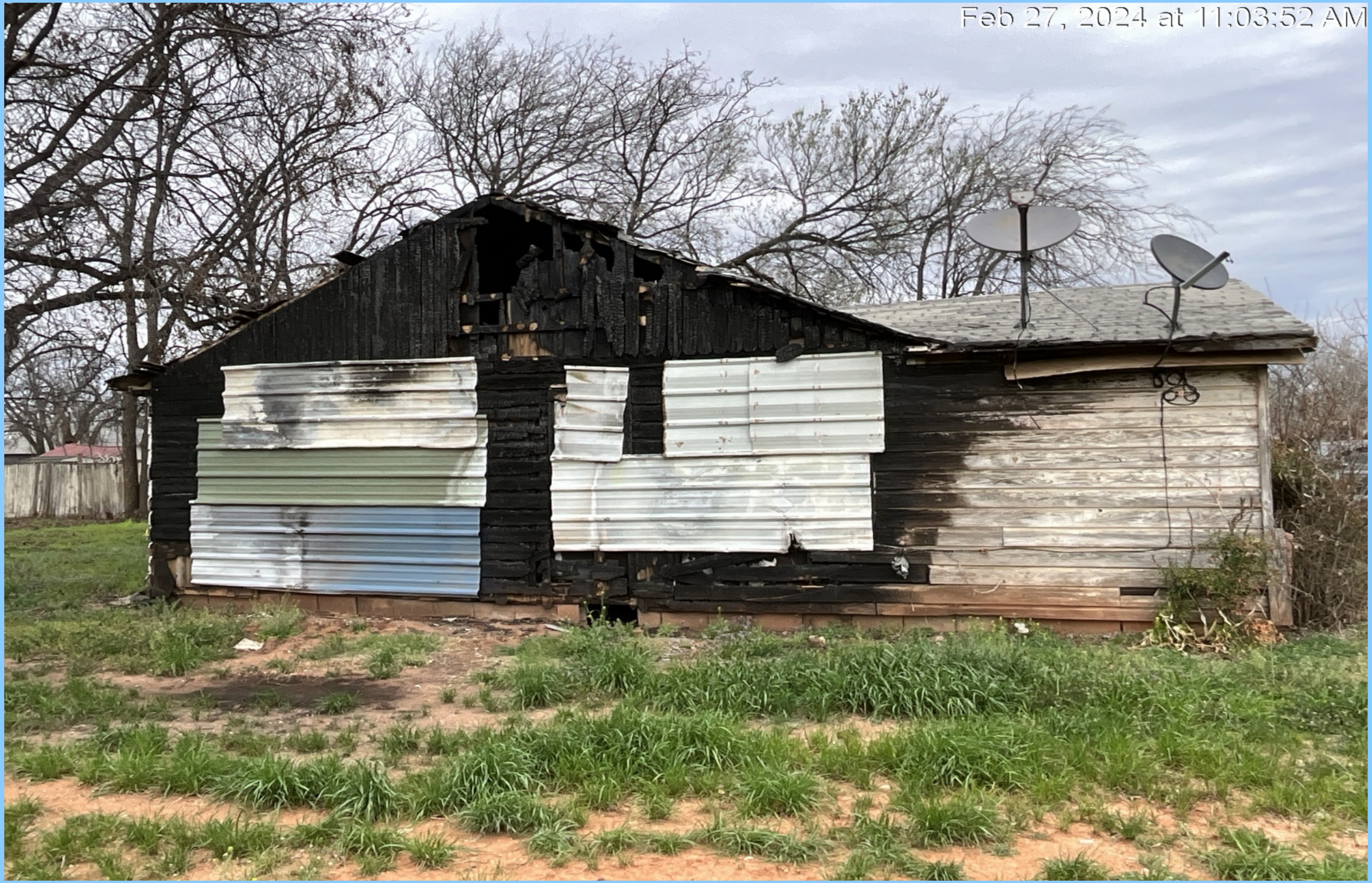
North Side



Aug 21, 2023 at 10:50:49 AM

South Side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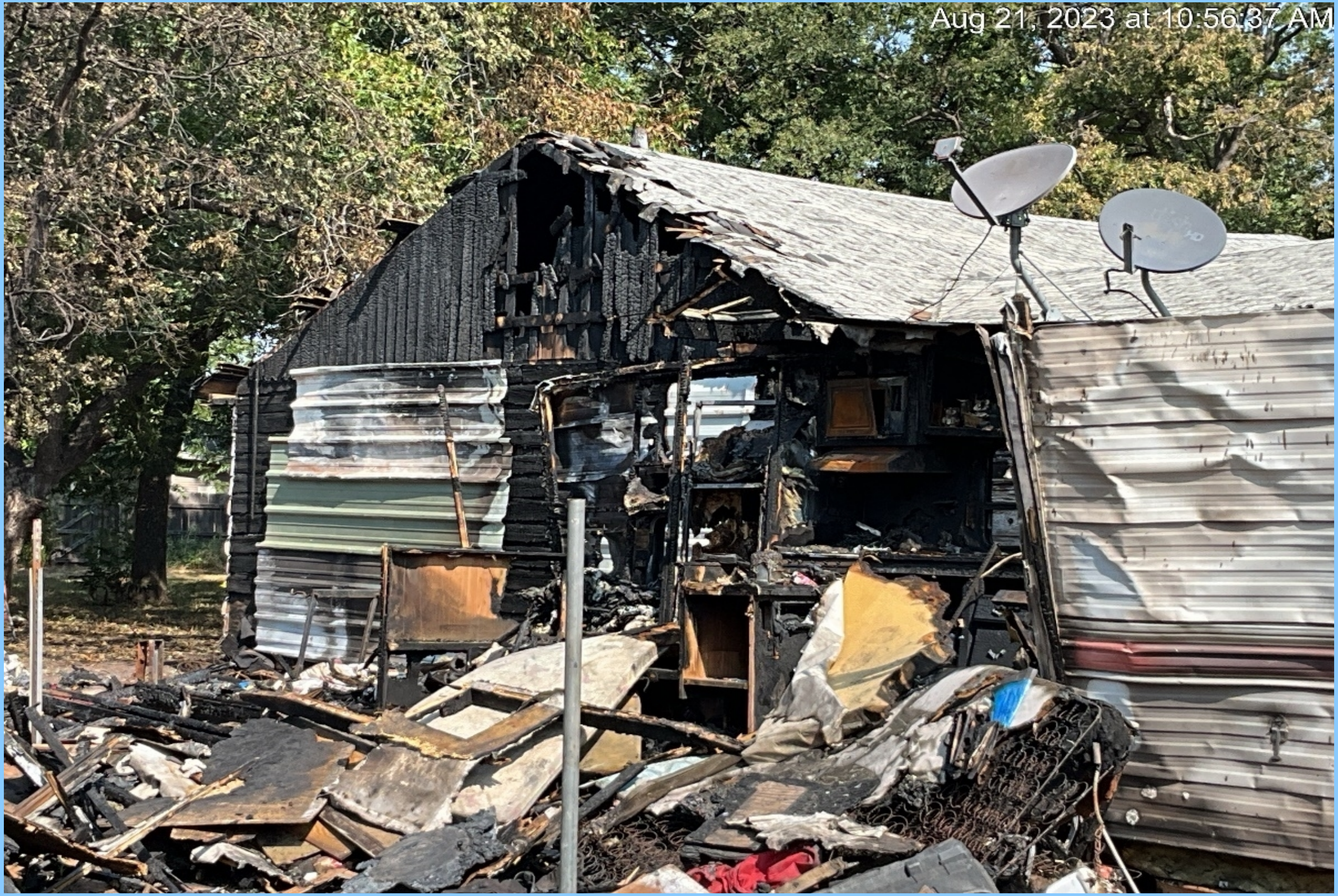
Substandard Code Violations

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, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Structure Fire – August 21, 2023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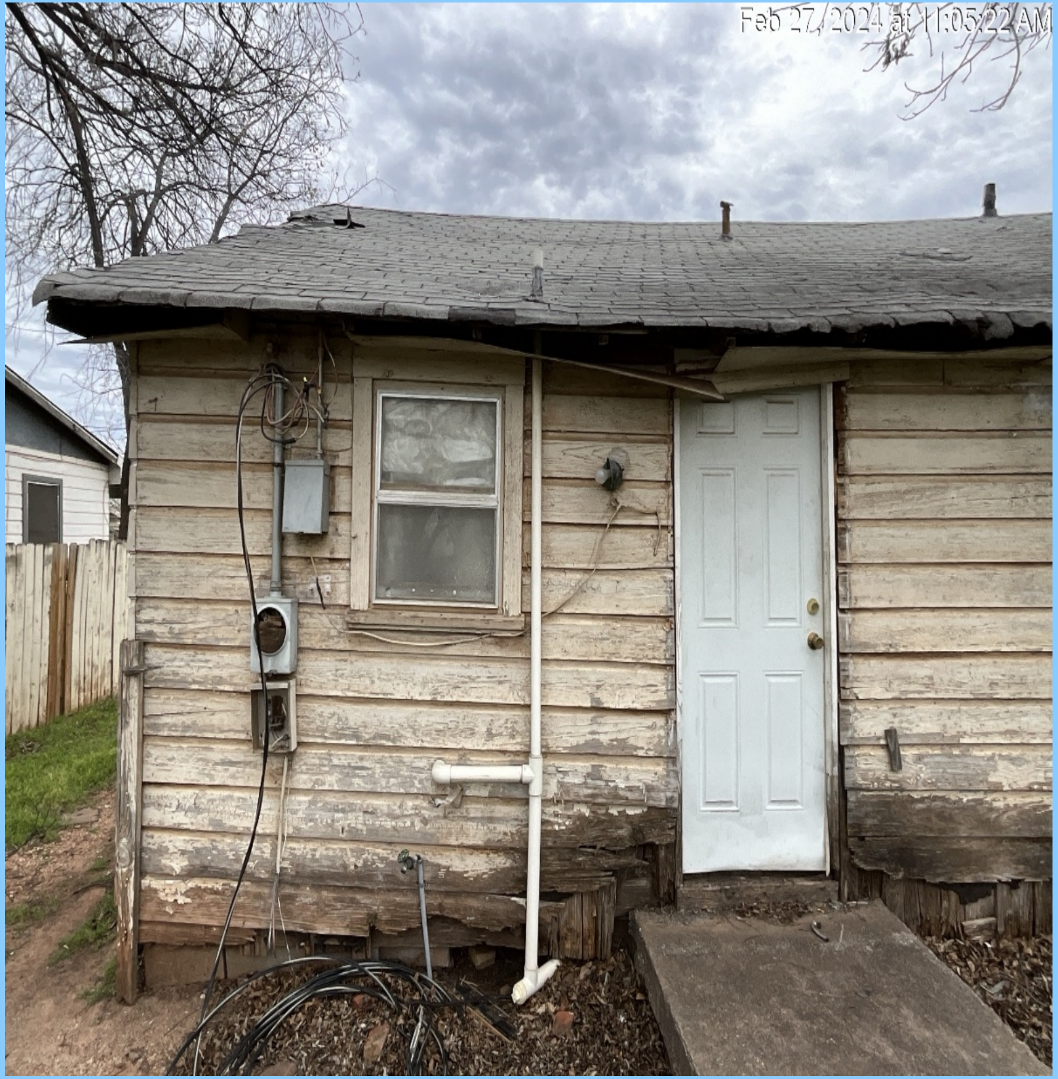
Exterior Dilapidation/Faulty Weather Protection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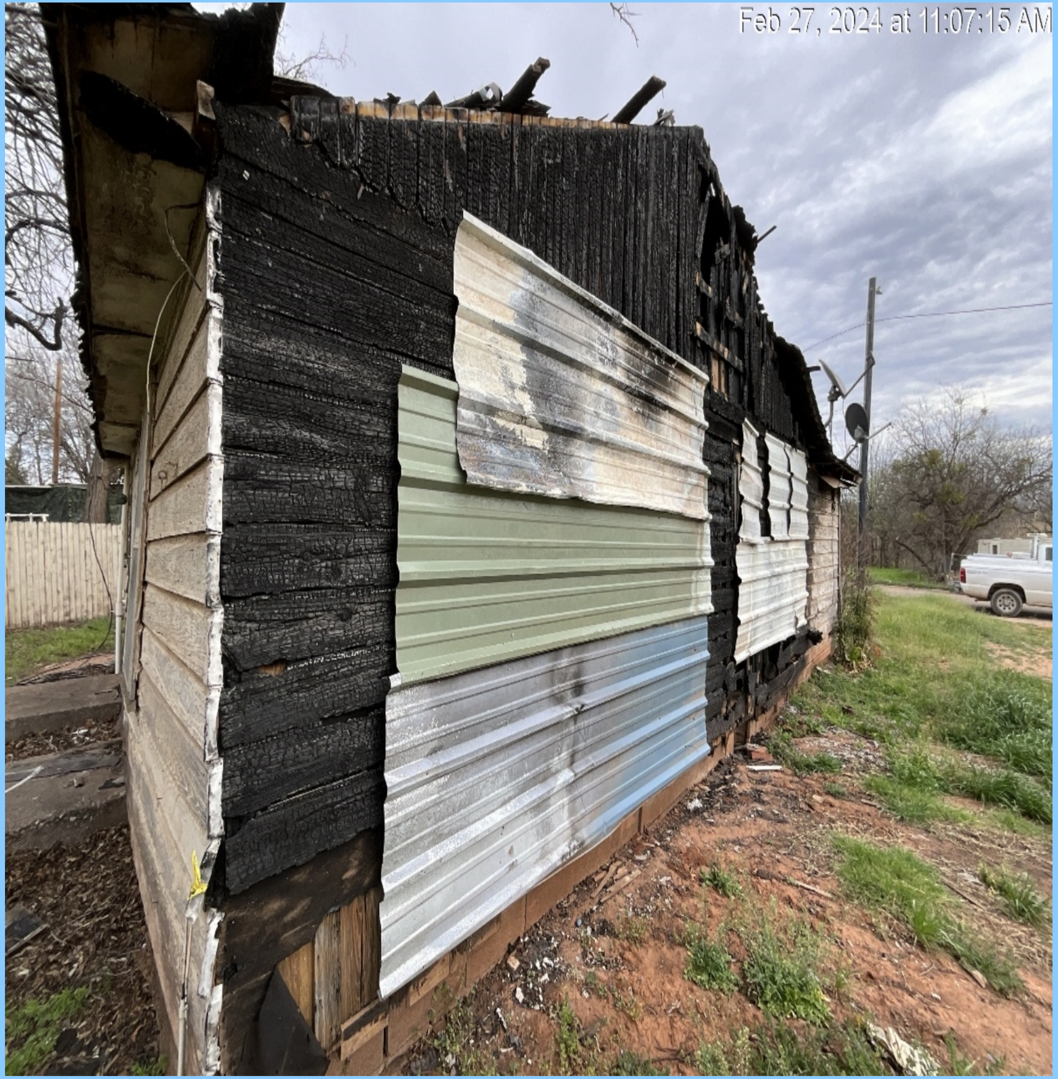
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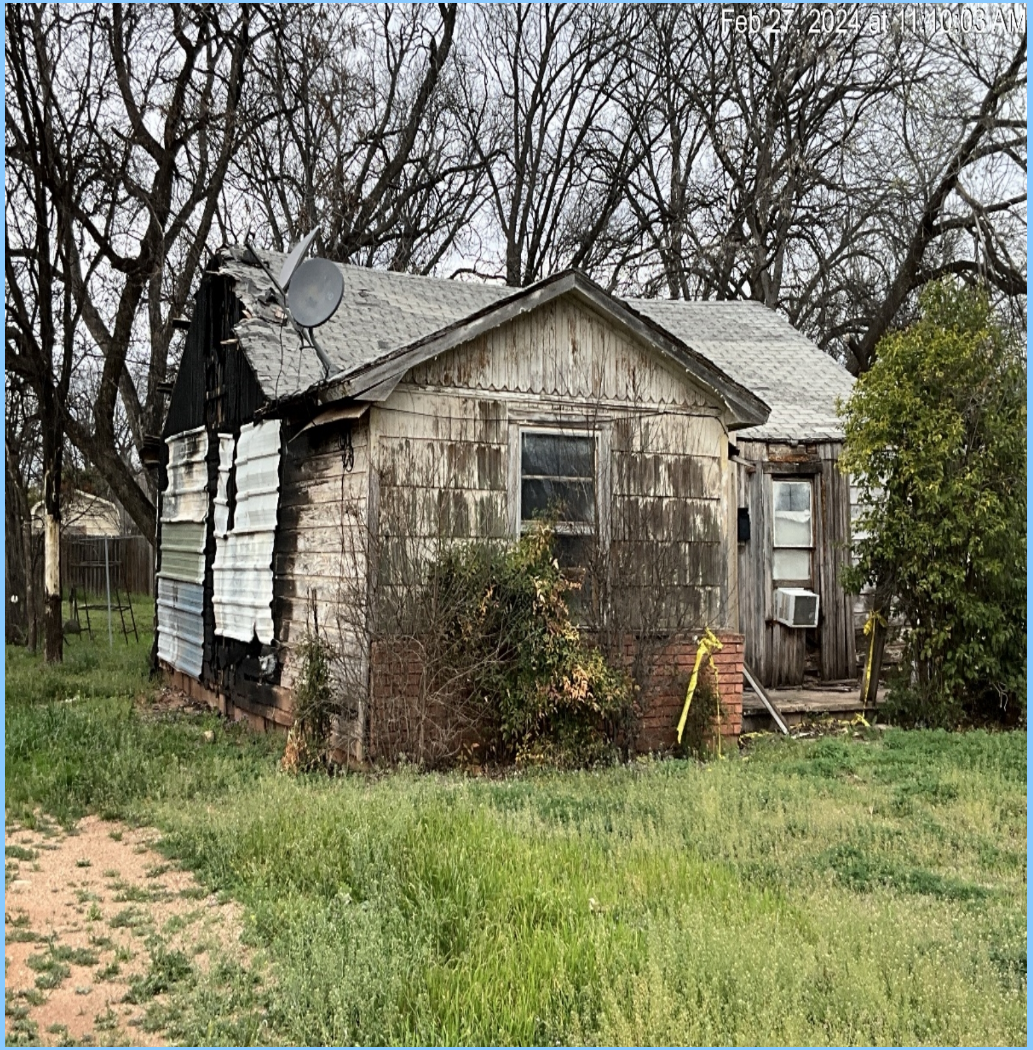
Exterior Dilapidation/Faulty Weather Protection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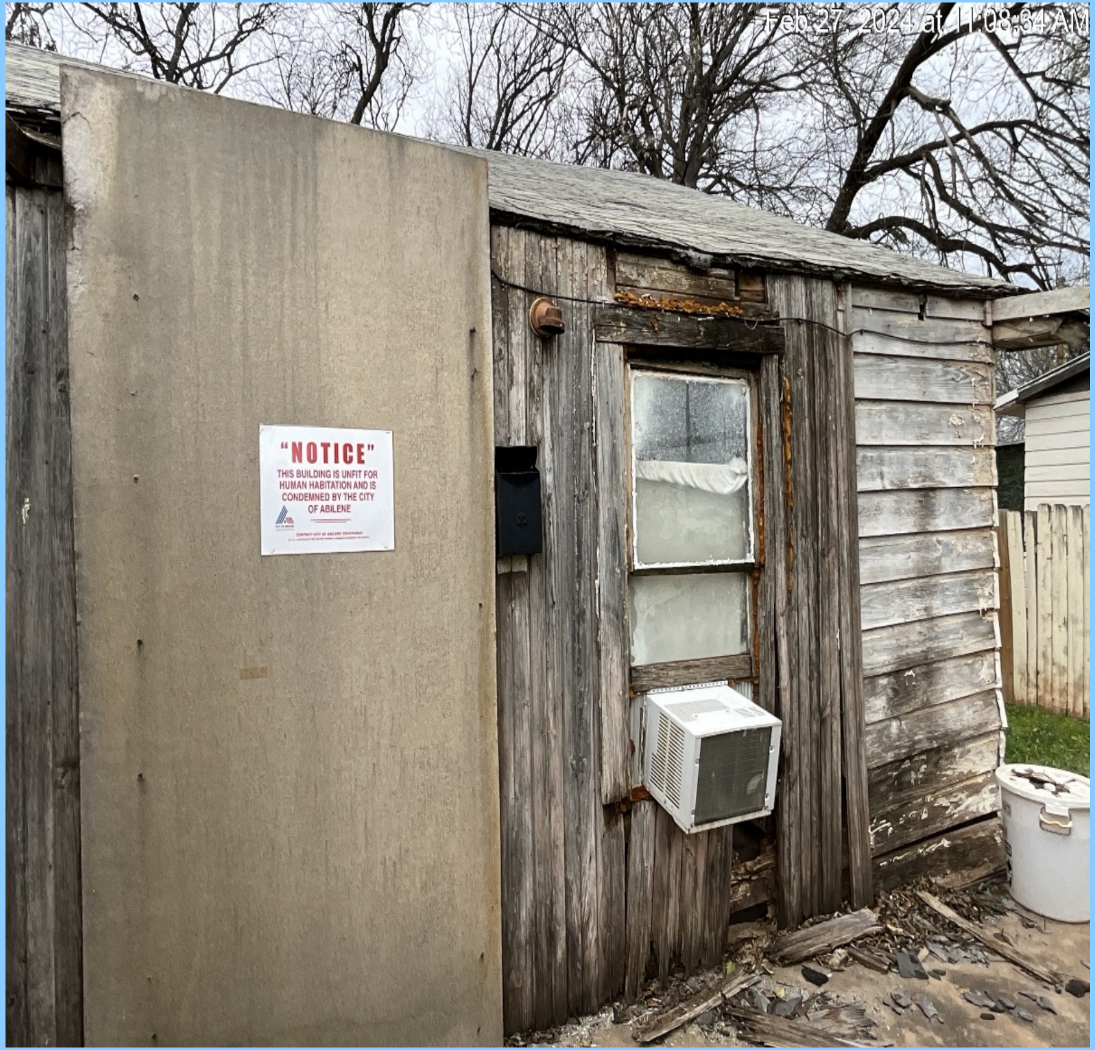
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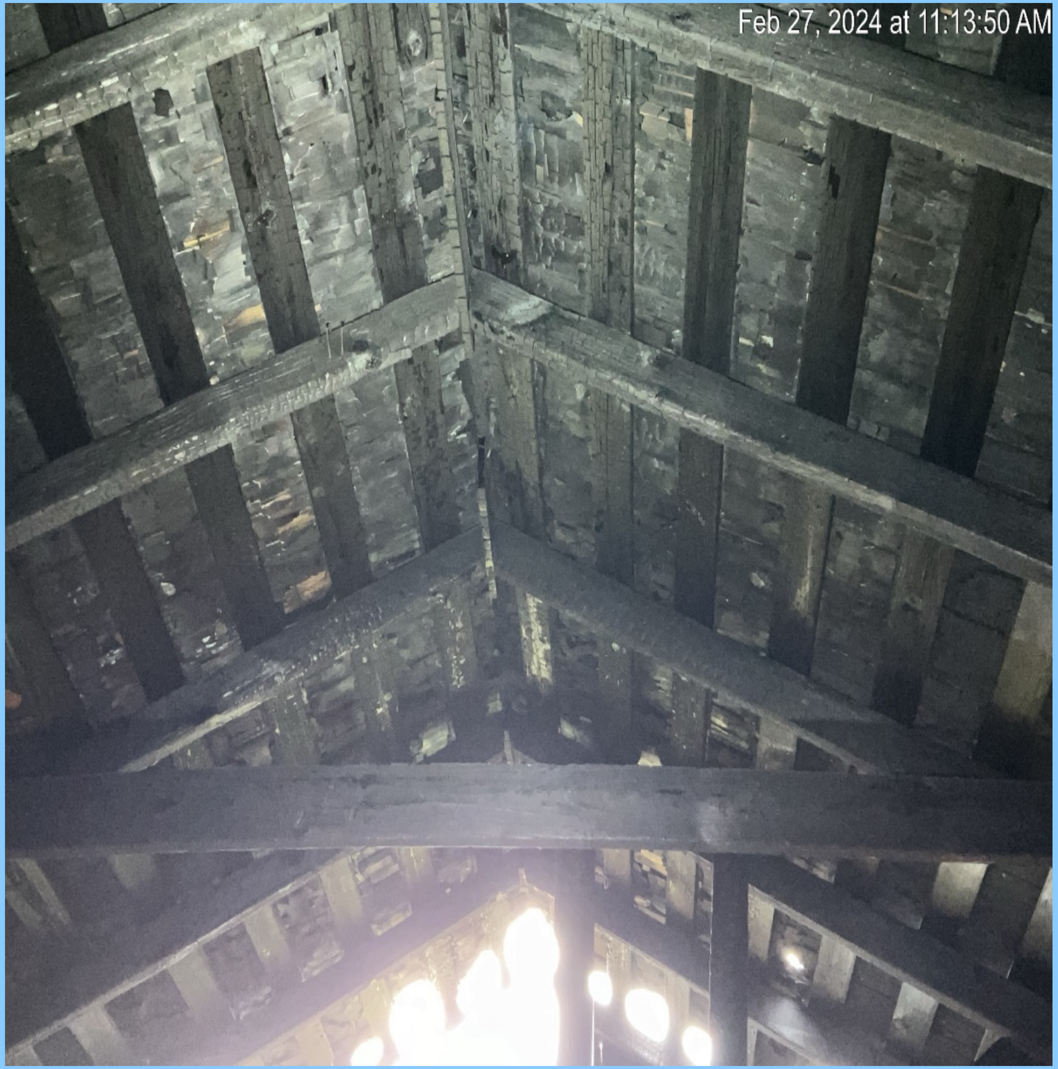
"NOTICE"
THIS BUILDING IS UNFIT FOR HUMAN HABITATION AND IS CONDEMNED BY THE CITY OF ABILENE

Structural Hazard / Hazardous Electrical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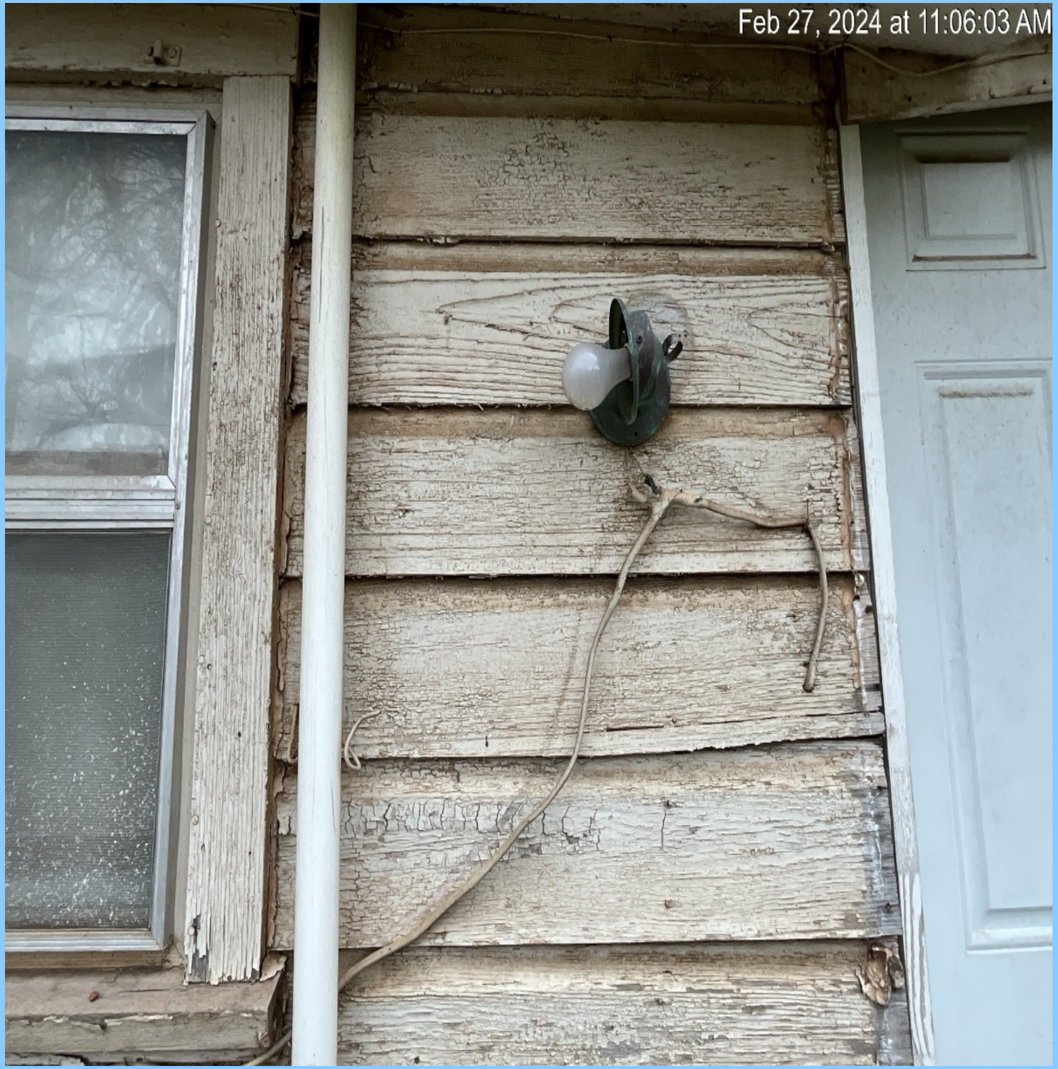
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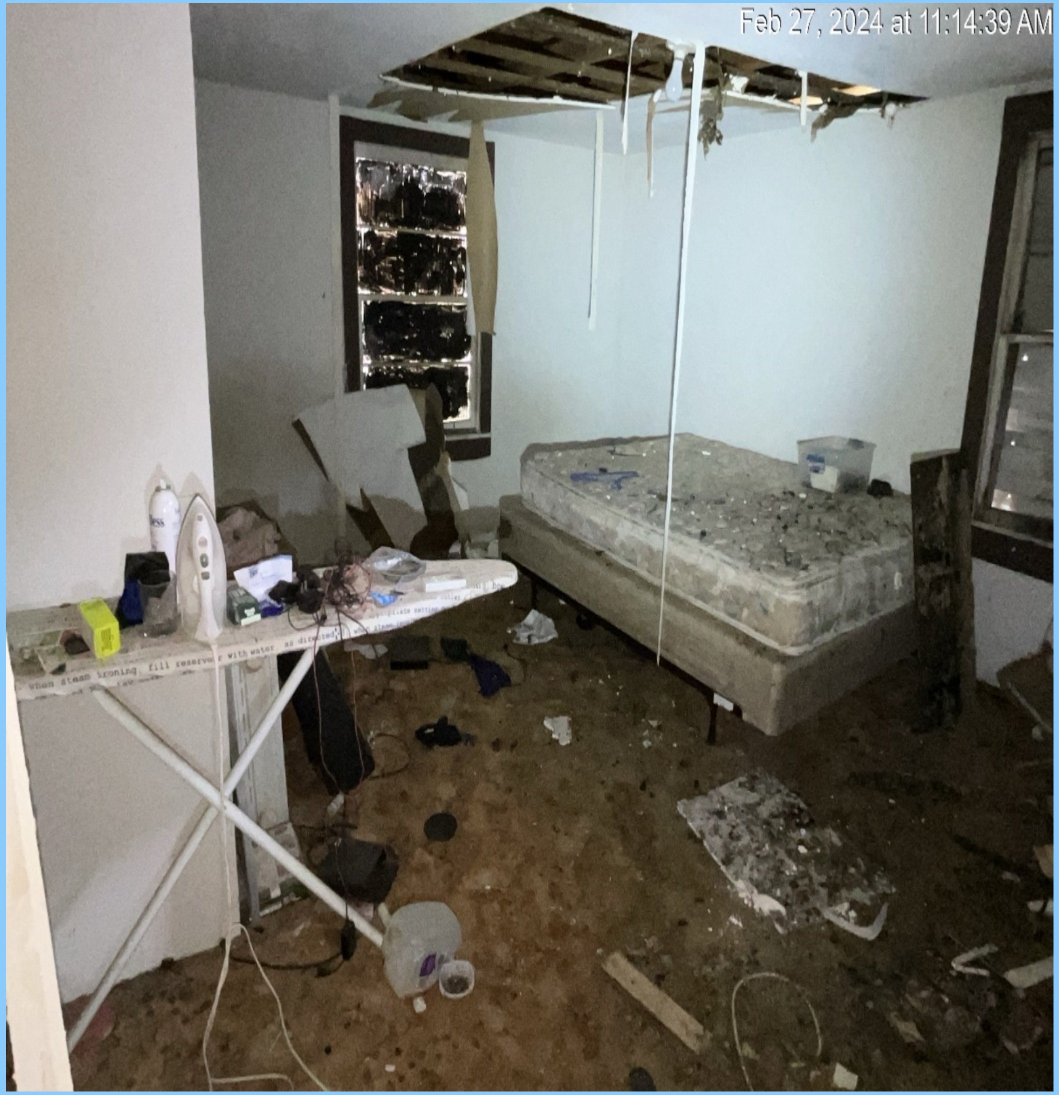
Interior Dilapidation / Inadequate Sanitation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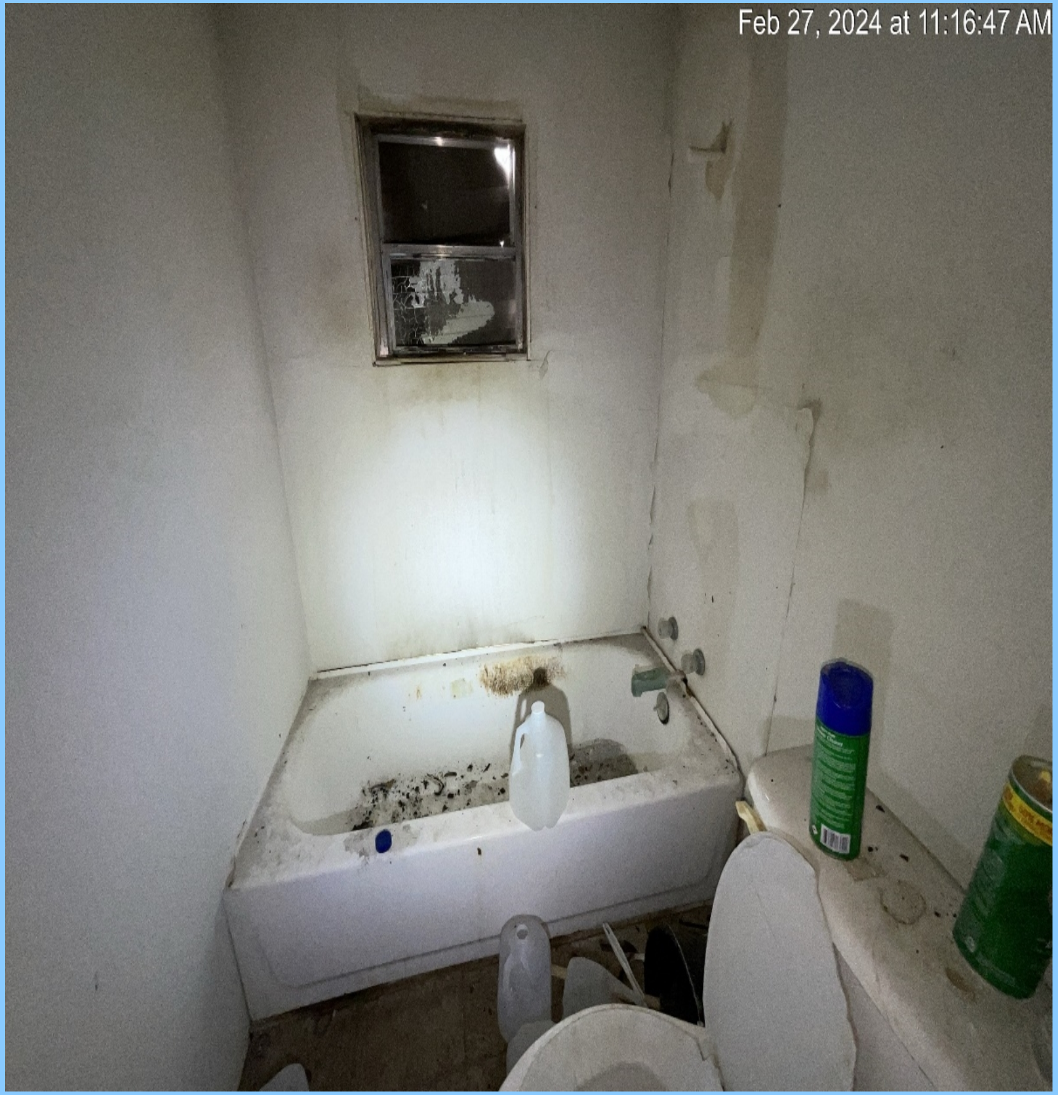
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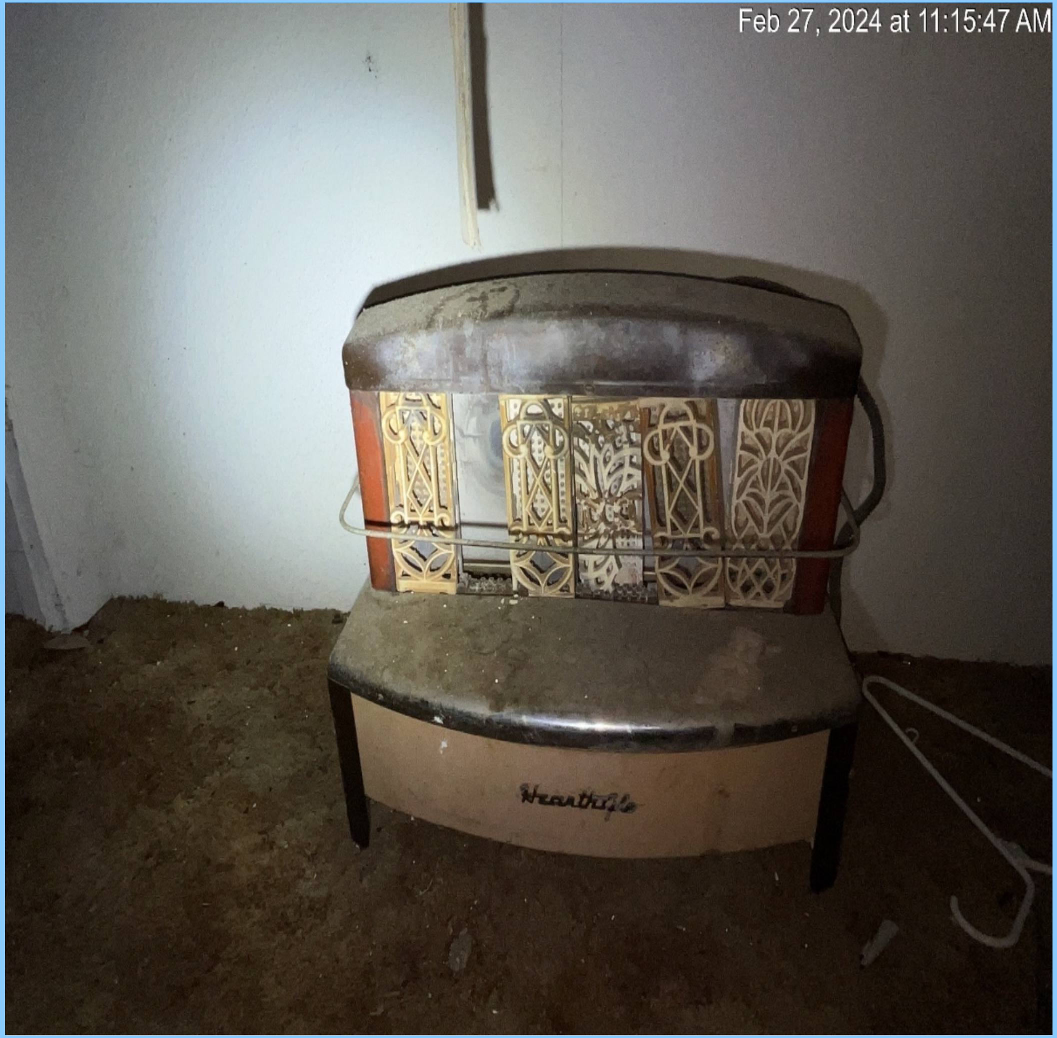
Mechanical and Electrical Hazards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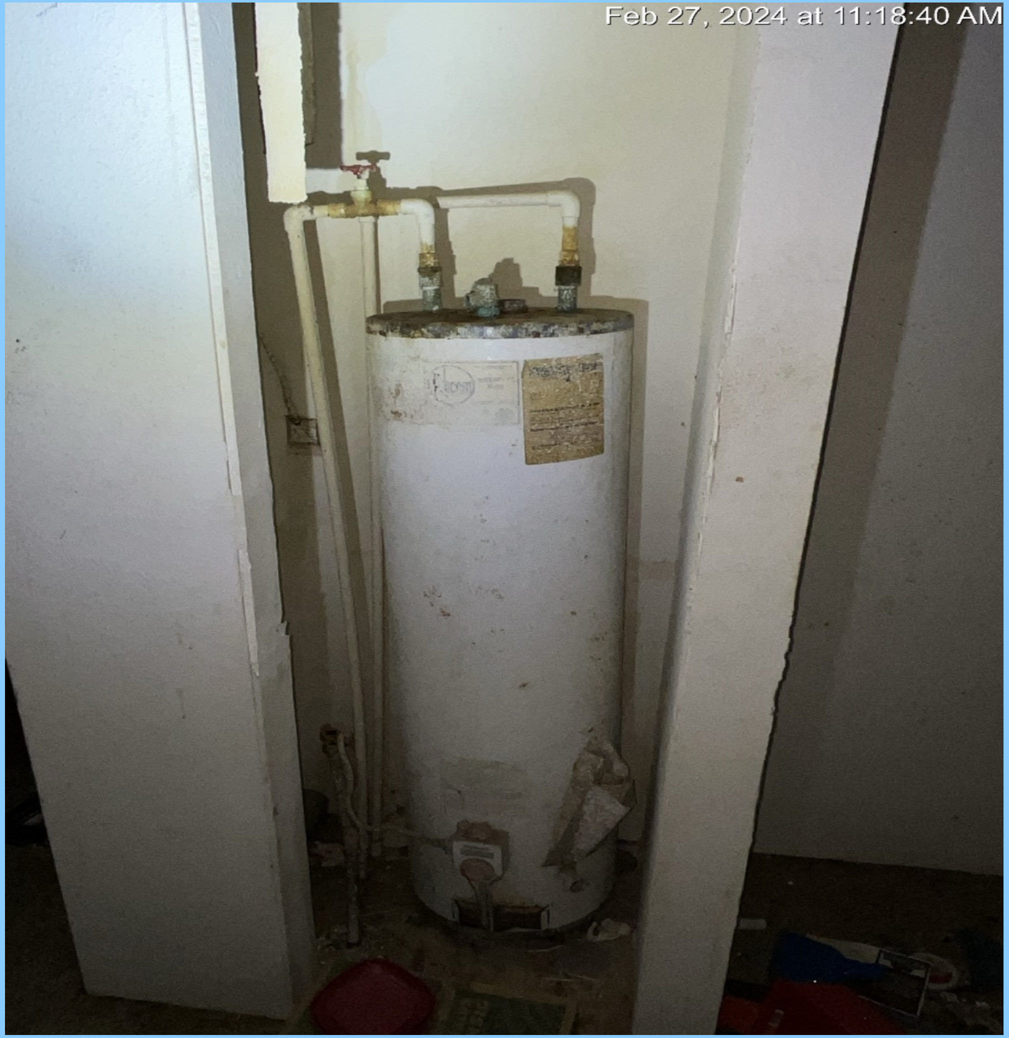

Feb 27, 2024 at 11:18:40 AM

Timeline of Events

- **August 21, 2023 –** Structure fire next door caused extensive damage to south side of this structure. This structure was already in dilapidated condition. Met with the owner at the property. He said he was going to look into demolition himself. Owner boarded up property.
- **August 24, 2023** – Affidavit of condemnation recorded at county clerk.
- **September 1, 2023** – Sent notice of condemnation to owners last known address.
- **February 27, 2024** – No contact from owner. No demo permit applied for.
- **March 5, 2024** – Notice of April hearing posted on structure.
- **March 15, 2024** – Notice of April 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
426 Sewell St.
presentation

CITY OF
ABILENE
TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004413: 2791 Victoria St. (NORTHWEST PARK, BLOCK B, LOT 32, TAYLOR COUNTY, TEXAS), Owner: Ortiz Lina**

GENERAL INFORMATION

Owner: Ortiz Lina
Sq Ft: 1,158
Structural: Poor
Foundation: Unknown
Value: $88,300
Total Value: $90,190
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

July 4, 2023 – Structure fire occurred. AFD estimated damages at $90,000. The taxable value of the house is currently $88,300.
September 22, 2023 – Affidavit of condemnation recorded at county clerk.
September 25, 2023 – Notice of condemnation and 30-60 sent to property owner.
September 27, 2023 – Owner contacted us by phone. She called to inquire about the condemnation. She wants to repair house.
March 5, 2024 – Notice of hearing posted on structure.
March 18, 2024 – Hearing notice sent to 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 April 3, 2024.

ATTACHMENTS:

1. 20240403_23-004413_2791 Victoria St 20240403_23-004413_2791 Victoria St.pptx

Case #23-004413

2791 Victoria 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 Warranty Deed with Vendors Lien naming **Lina Ortiz** as owner

- **TAYLOR COUNTY** – Shows **Lina Ortiz** to be the owner.

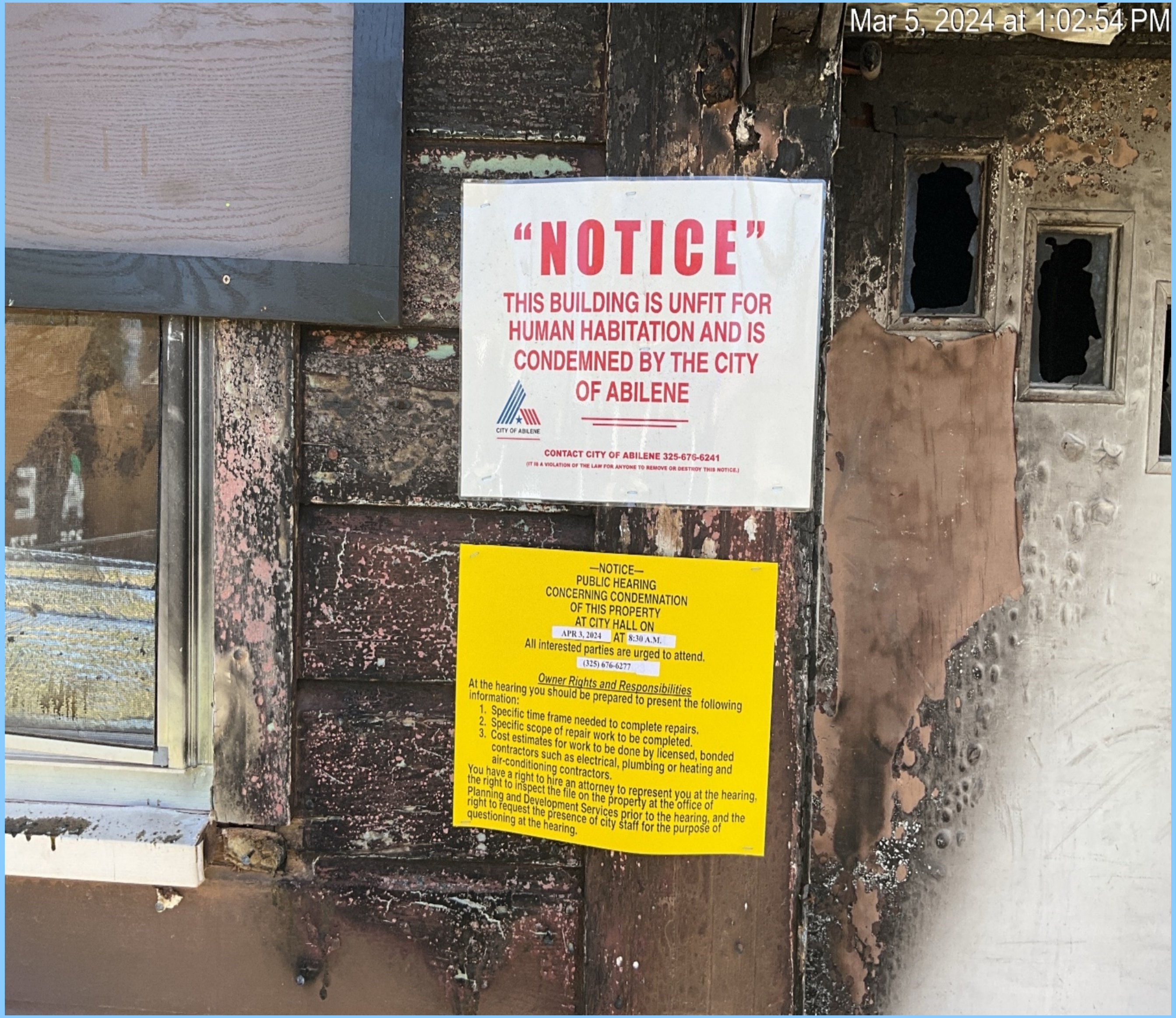
- **SECRETARY OF STATE** – Shows no entity under this name.

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since September 1, 2023

- Search reveals **Lina Ortiz** to be the owner.

Public Notice



"NOTICE"

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

CITY OF ABILENE

CONTACT CITY OF ABILENE 325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
APR 3, 2024 AT 8:30 A.M.
All interested parties are urged to attend.
(325) 676-6277

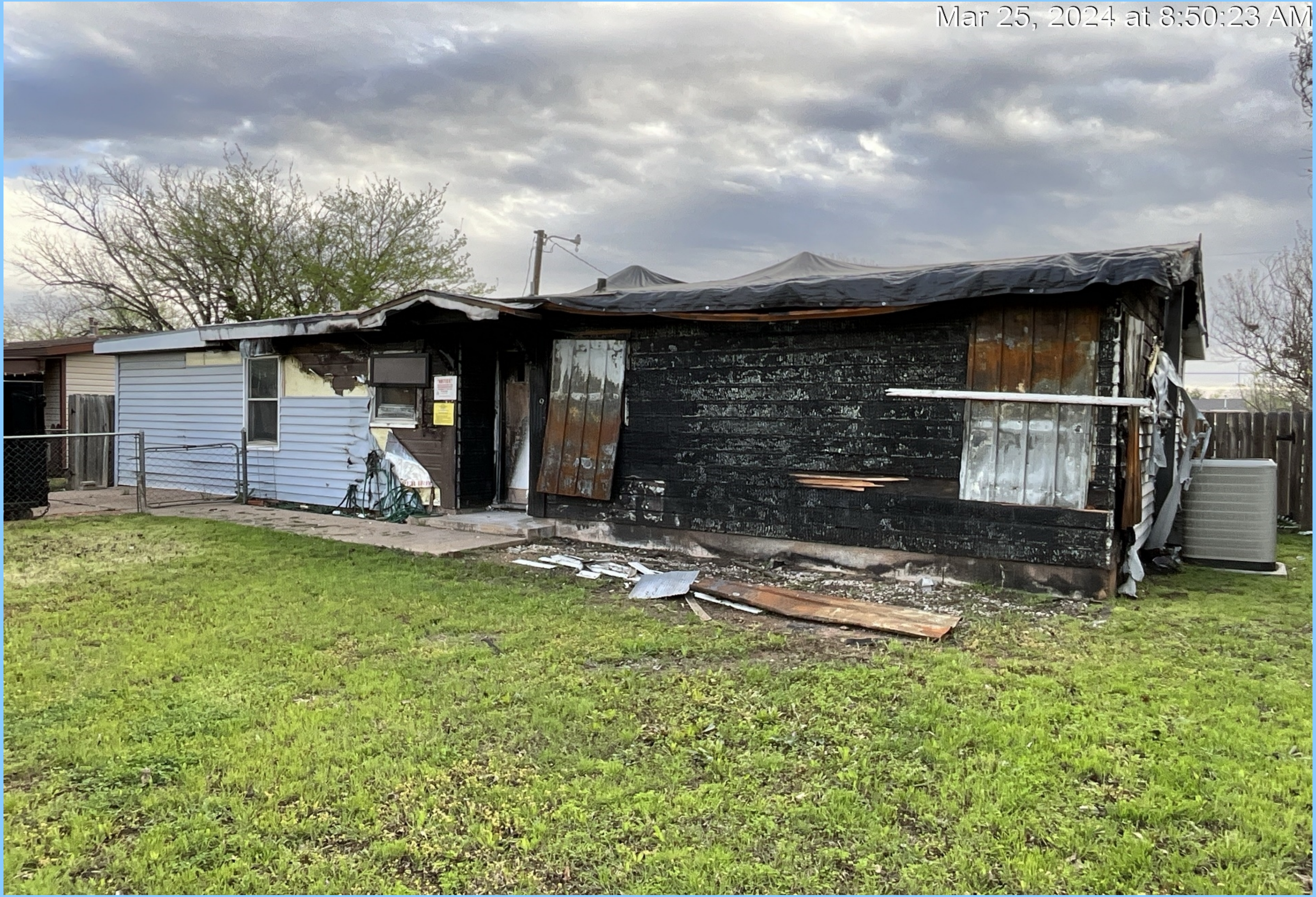
Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

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

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

Front West Side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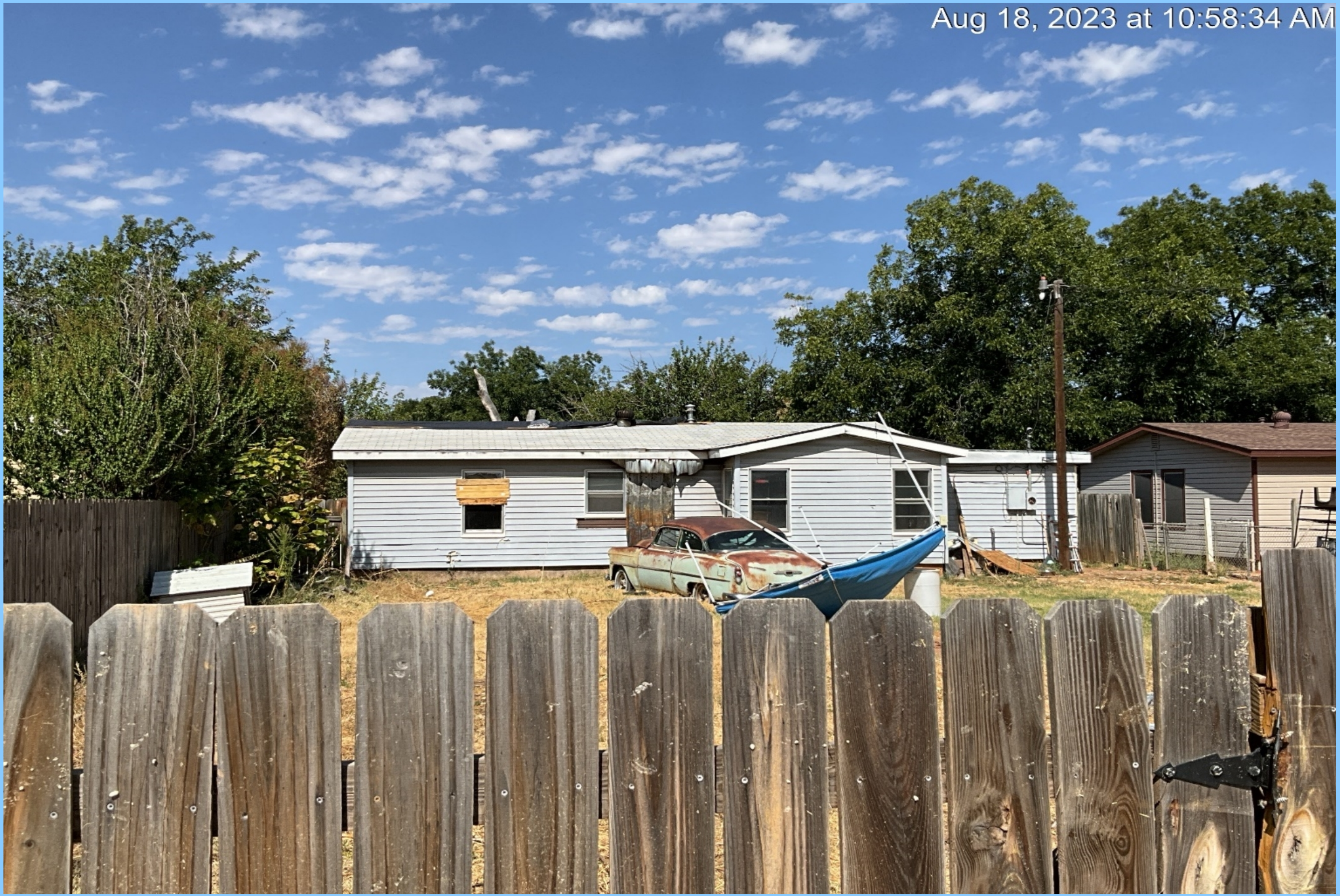
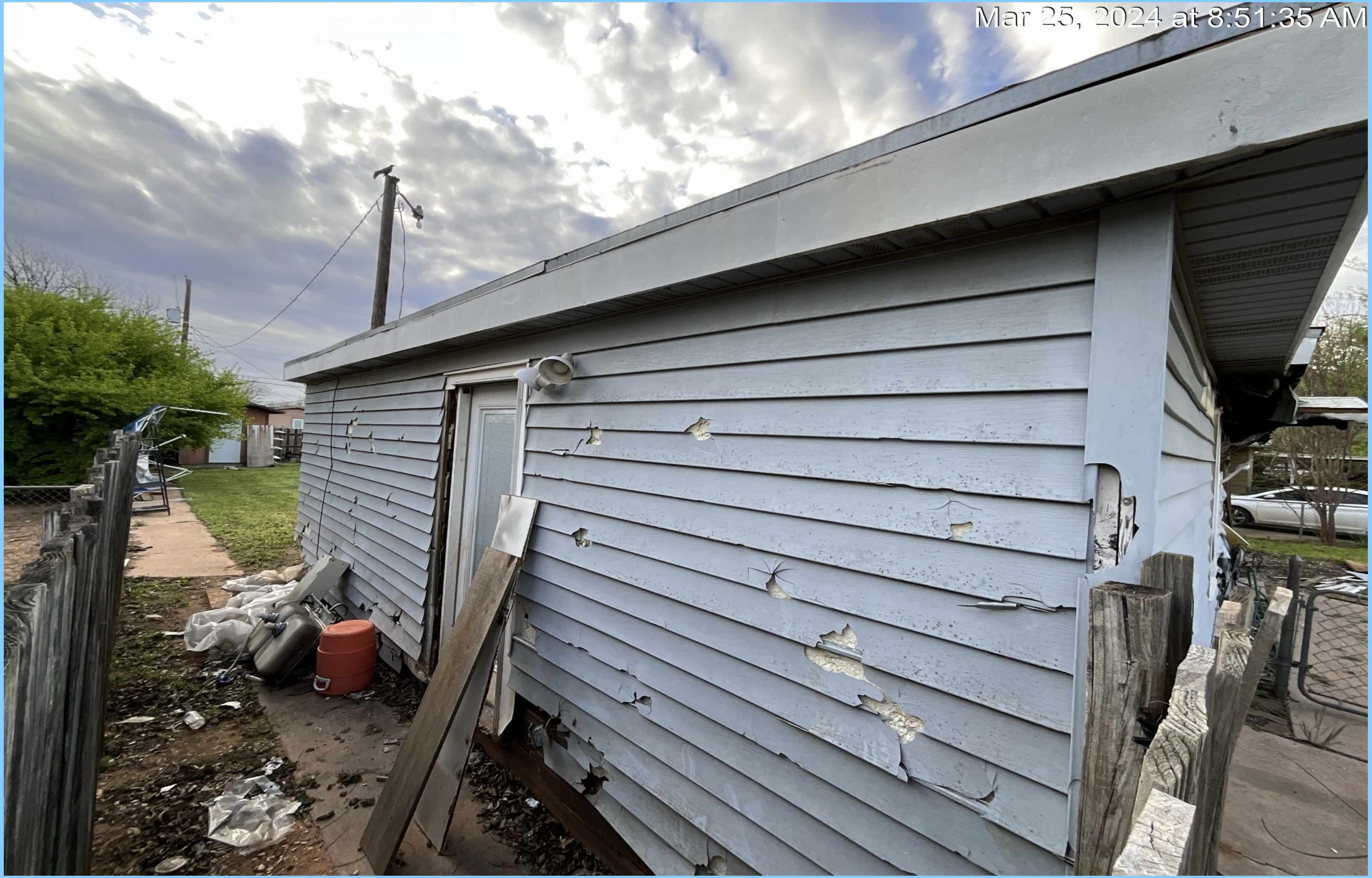
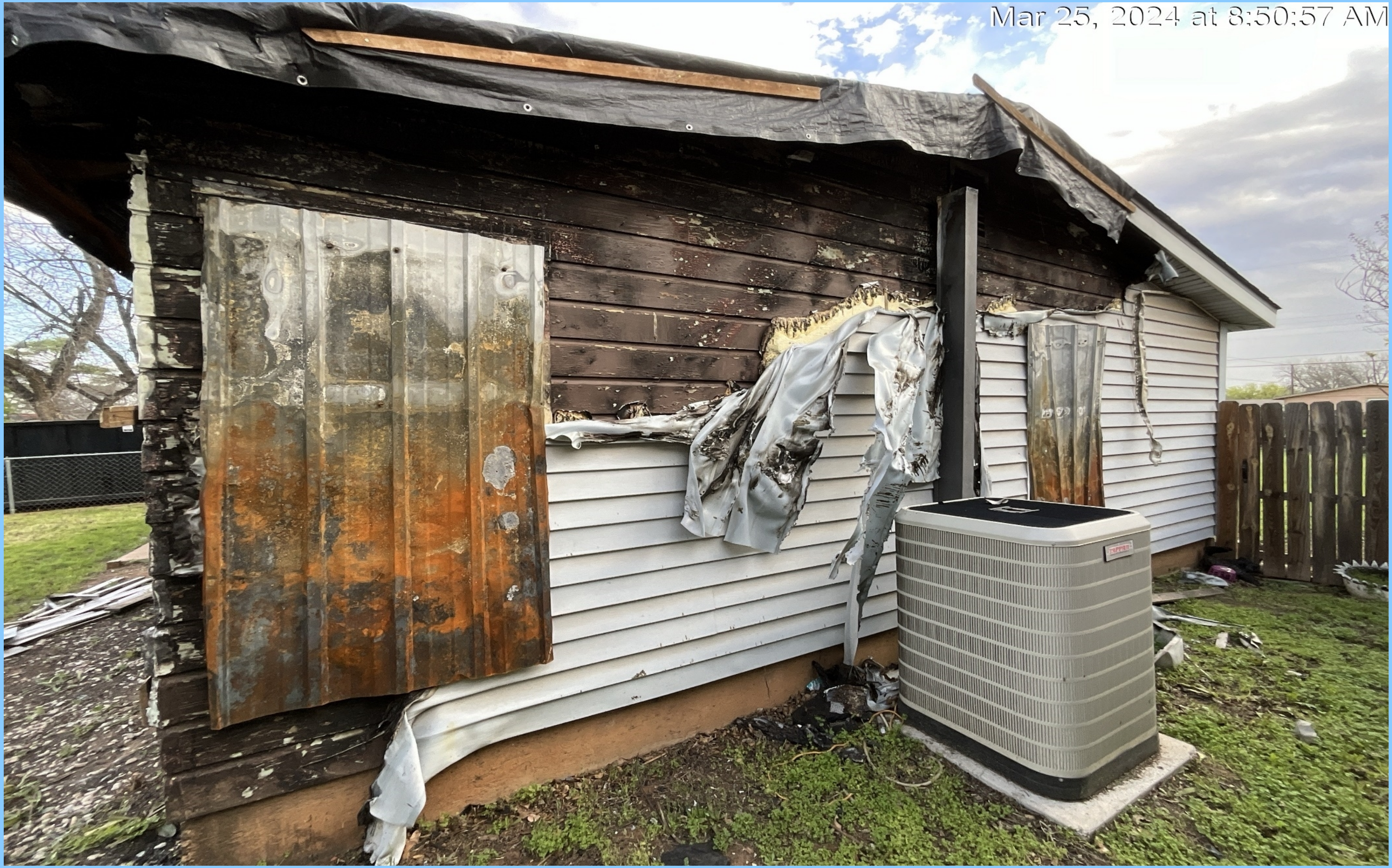
Rear East Side


Aug 18, 2023 at 10:58:34 AM

North Side


Mar 25, 2024 at 8:51:35 AM

South Side

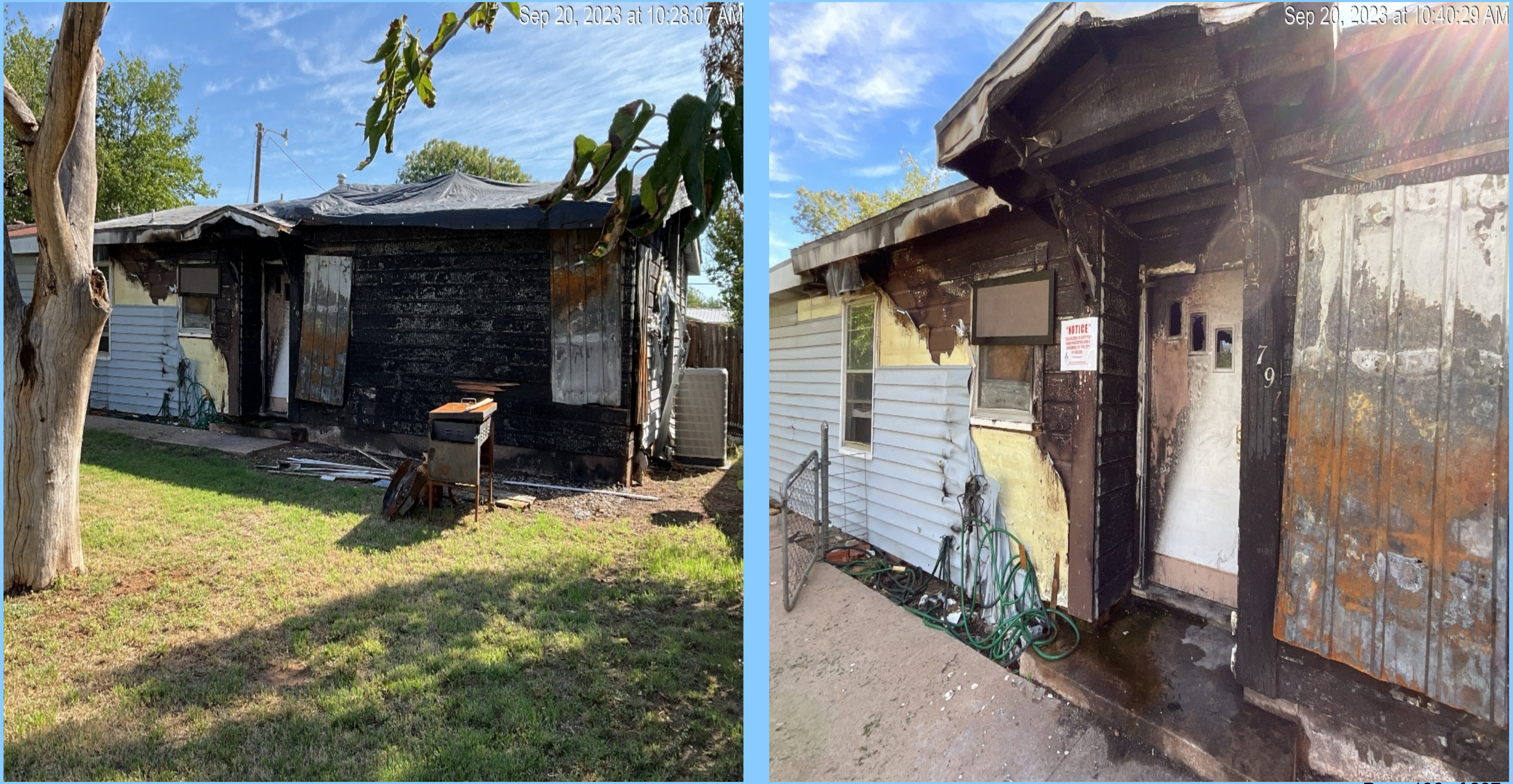

Mar 25, 2024 at 8:50:57 AM

Substandard Code Violations

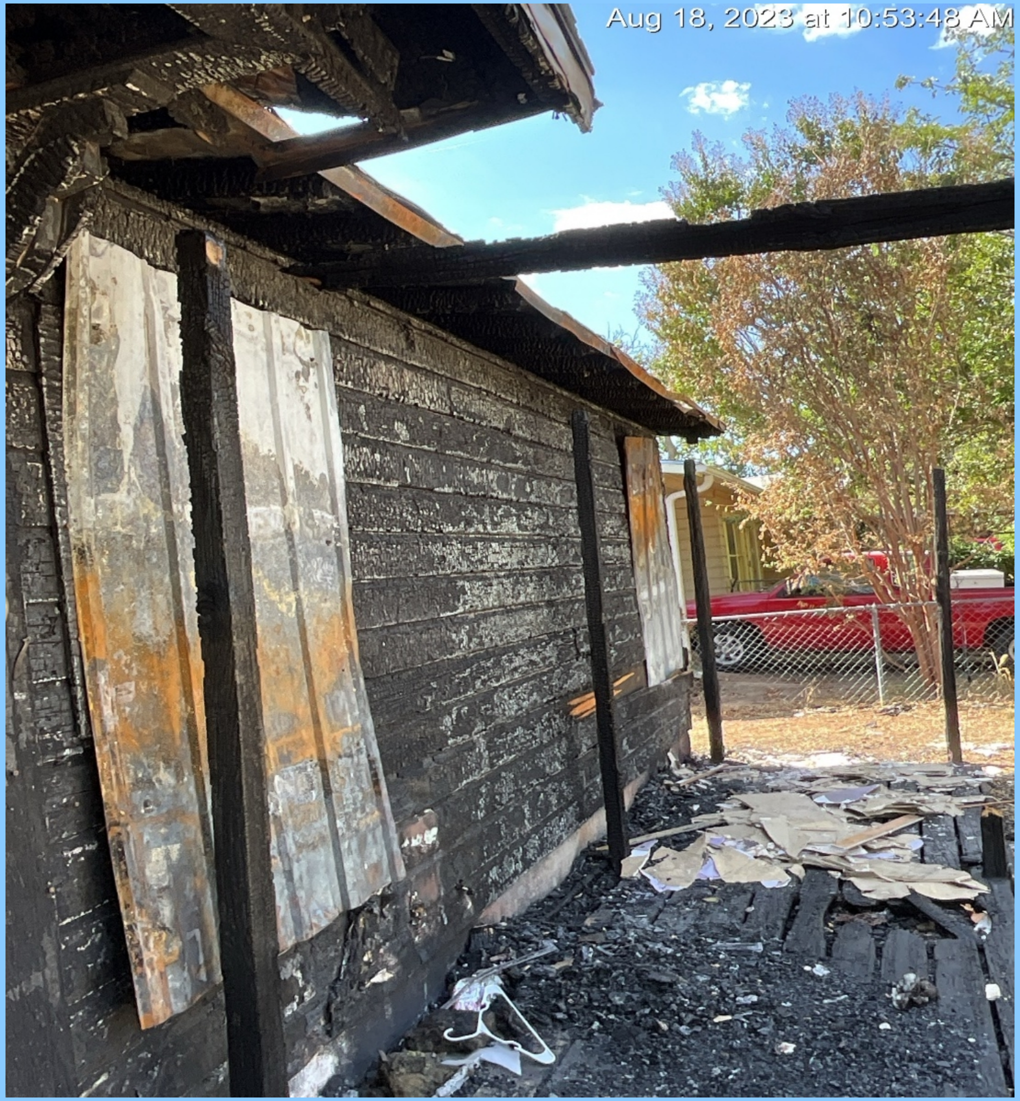
PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15 THE FOLLOWING CONDITIONS EXIST:

- 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


Sep 20, 2023 at 10:28:07 AM
Sep 20, 2023 at 10:40:29 AM
NOTICE
79

Exterior Dilapidation/Faulty Weather Protection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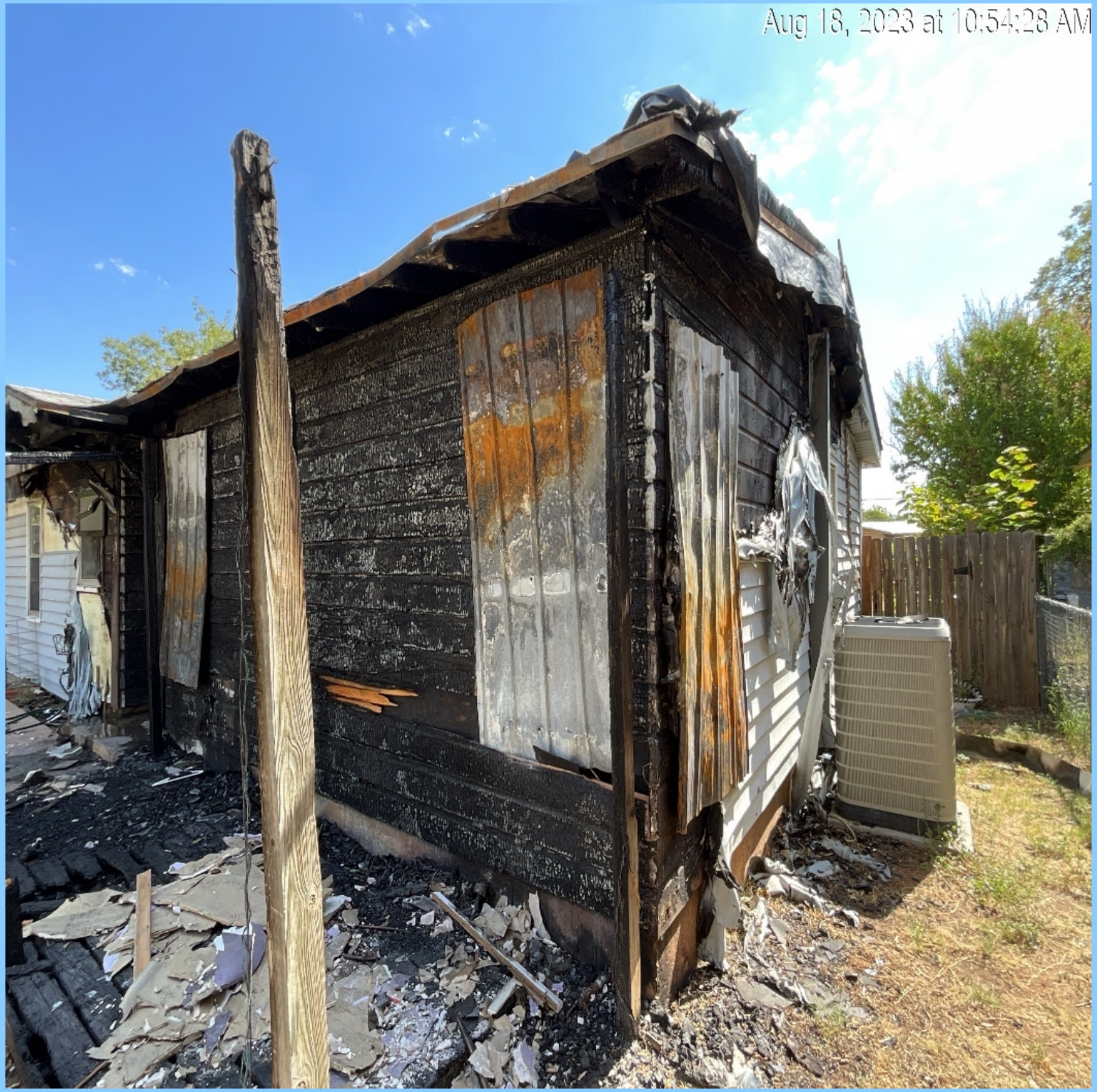
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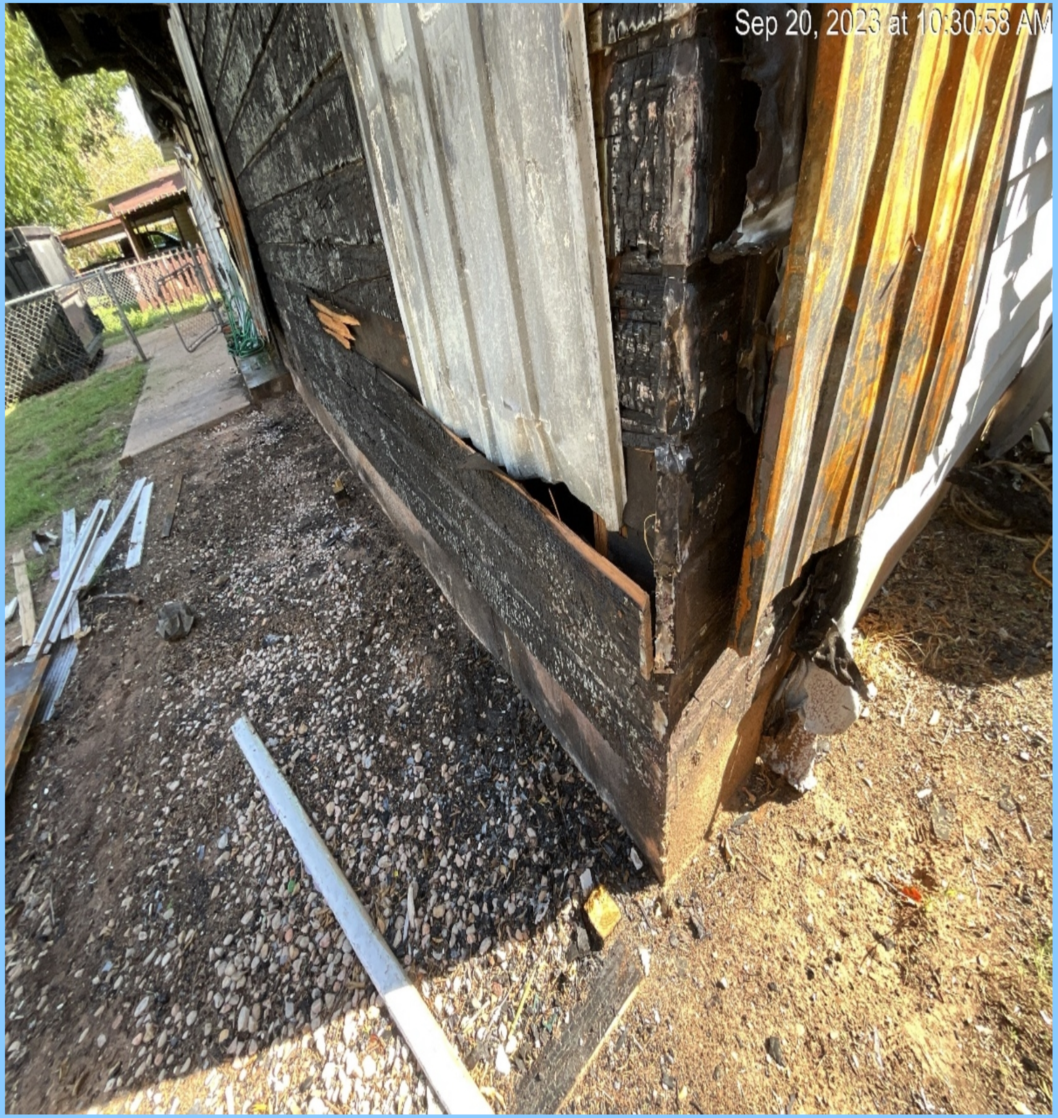
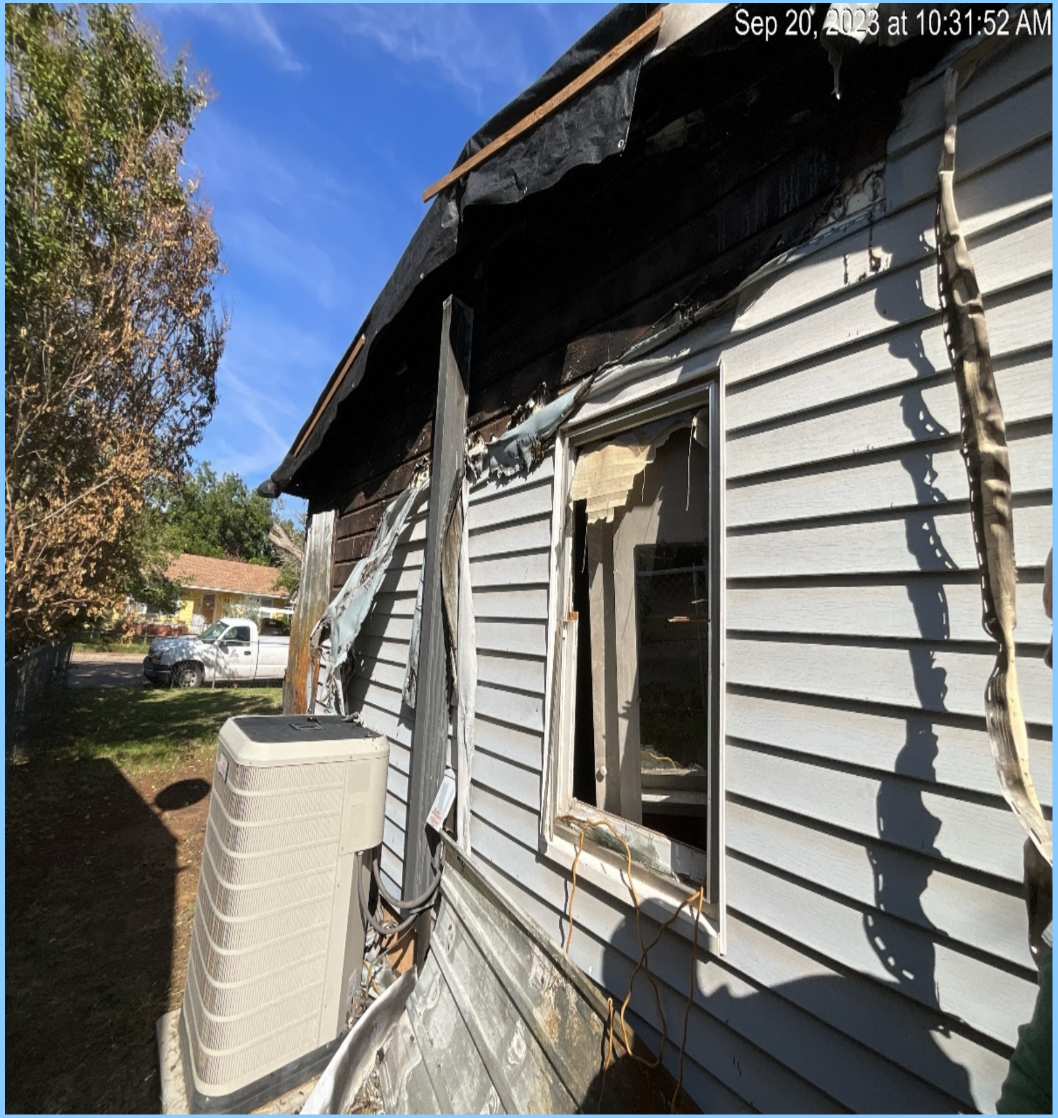
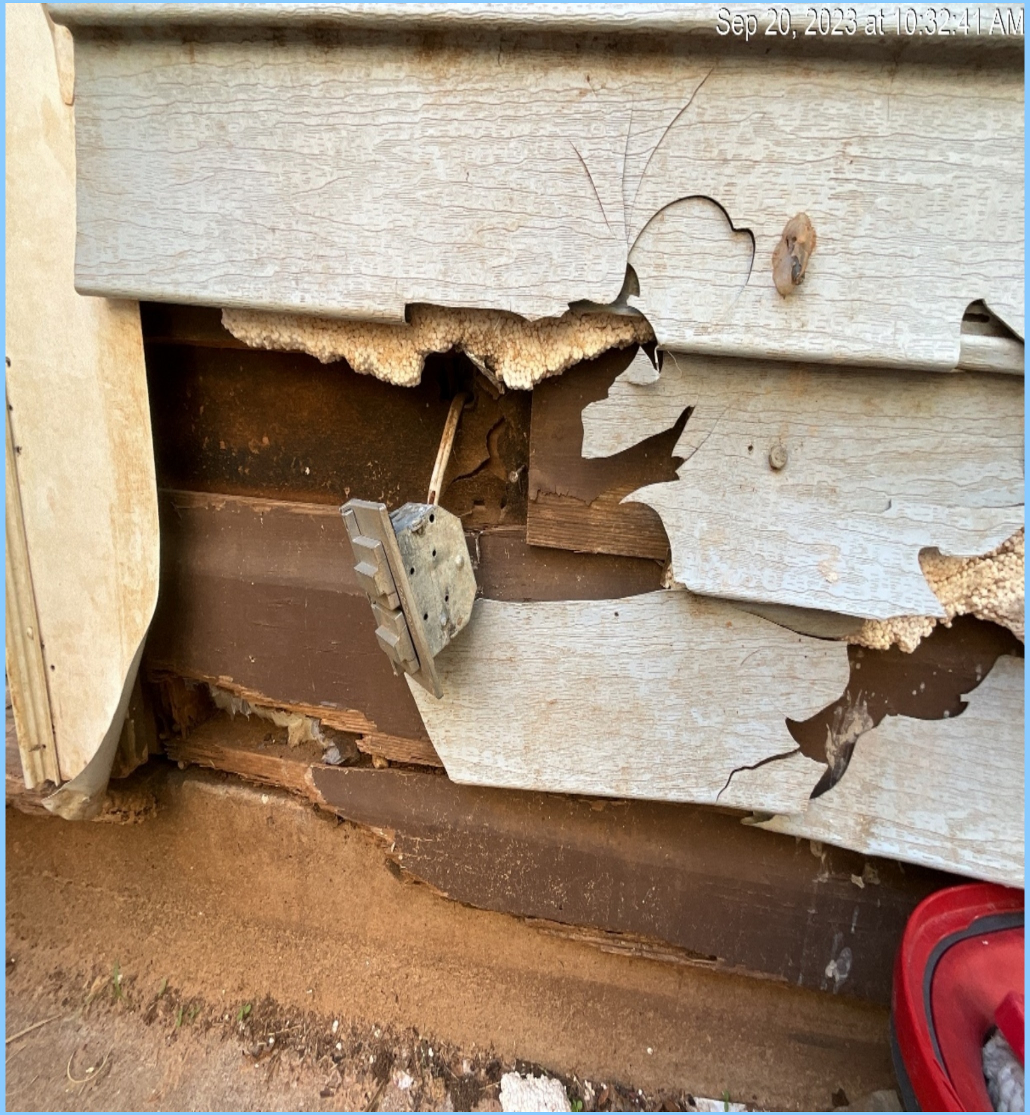
Exterior Dilapidation/Faulty Weather Protection


Sep 20, 2023 at 10:30:58 AM


Sep 20, 2023 at 10:31:52 AM

Electrical Hazards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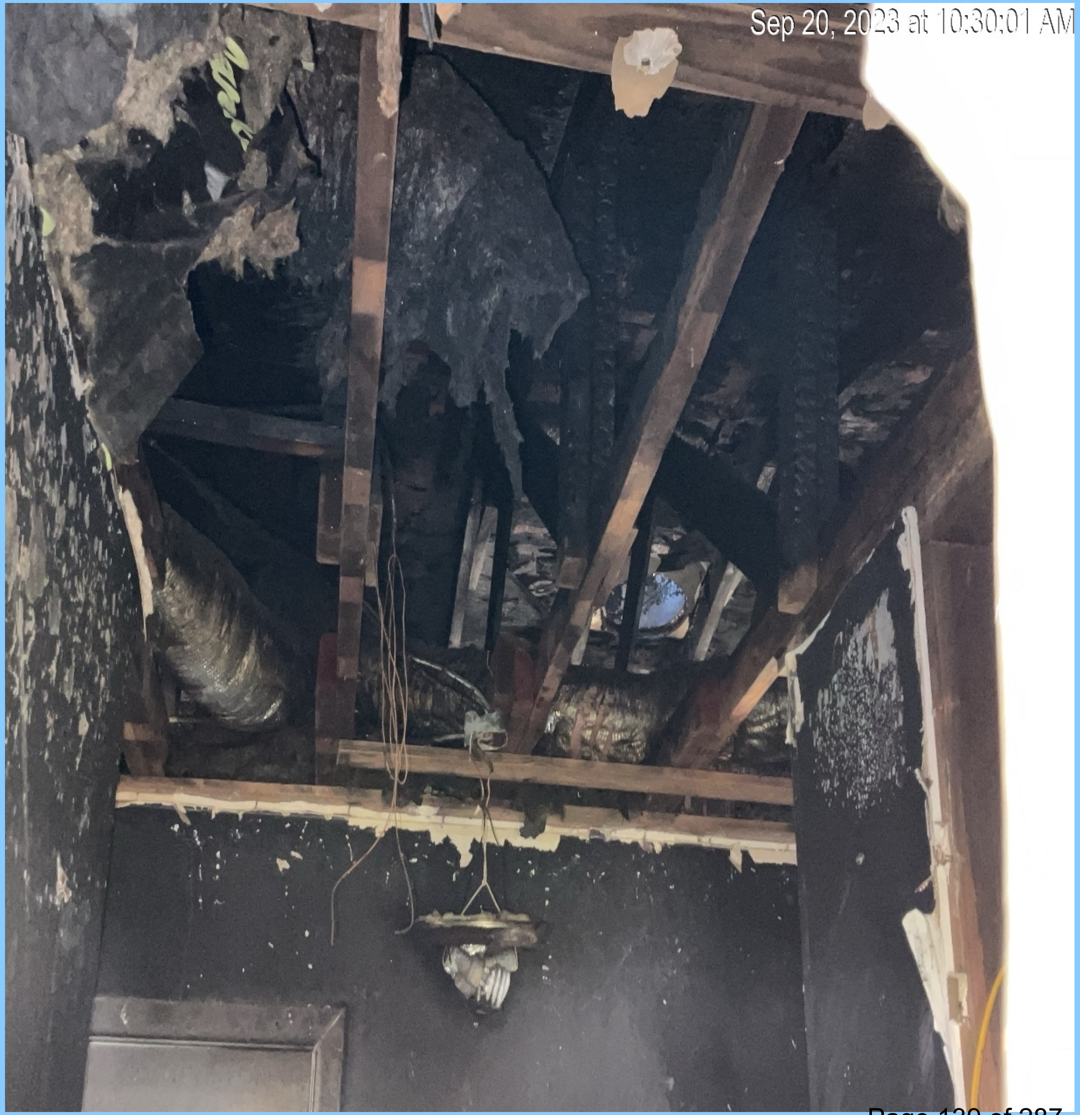
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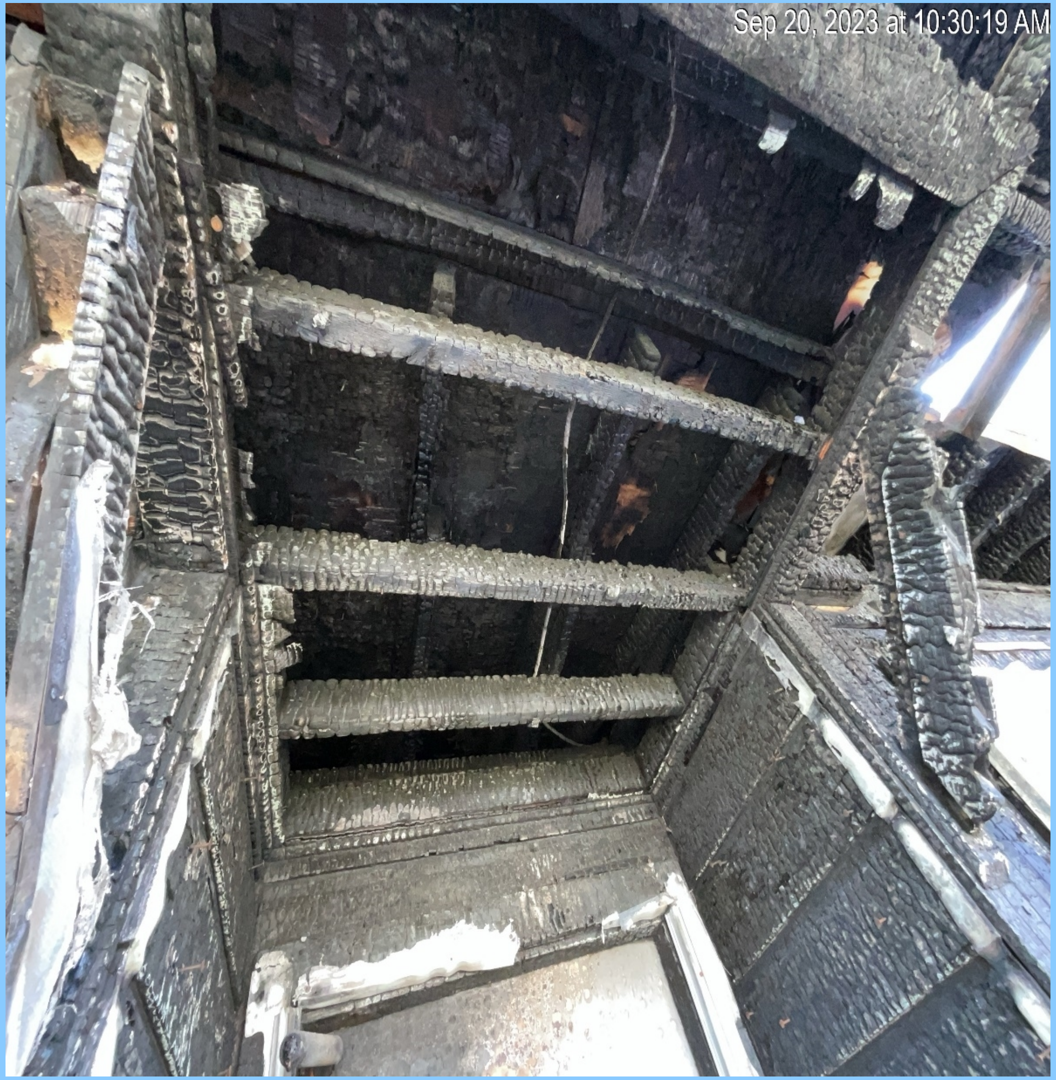
Structural and Electrical Hazards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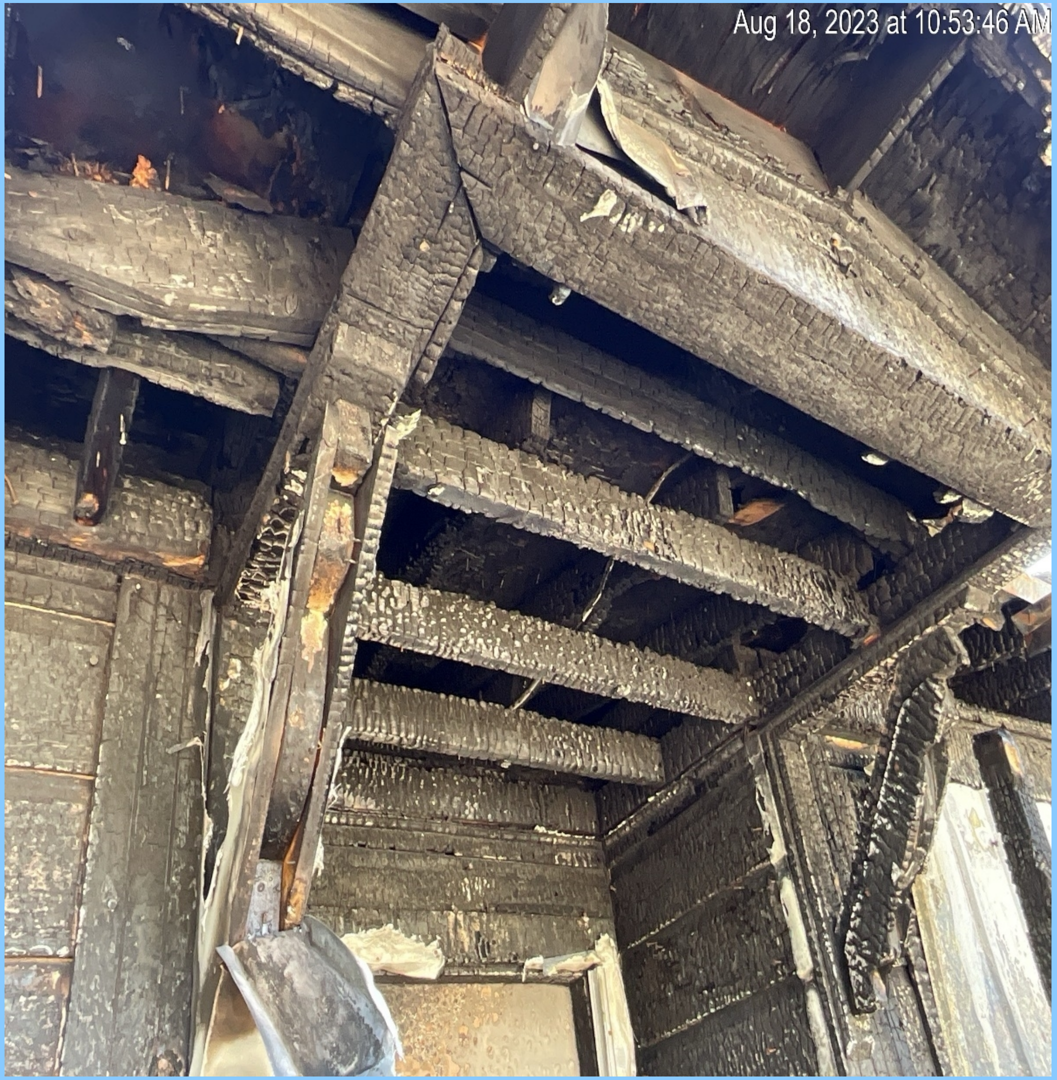

Aug 18, 2023 at 10:53:46 AM

Timeline of Events

- **July 4, 2023 –** Structure fire occurred. AFD estimated damages at $90,000. The taxable value of the house is listed at $88,300.
- **September 22, 2023** – Affidavit of condemnation recorded at county clerk.
- **September 25, 2023 –** Notice of condemnation and 30-60 sent to property owner.
- **September 27, 2023** – Owner contacted us by phone to inquire about the condemnation and let us know that she wants to repair the house.
- **March 5, 2024** – Notice of April hearing posted on structure.
- **March 18, 2024** – Notice of April hearing sent to owner.
- **March 25, 2023** – No contact from owner since September 27th phone call. No plan of action submitted. No permit applied for.

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
2791 Victoria St.
presentation

CITY OF
ABILENE
TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004687: 1517 Sycamore St. (LEDBETTER, BLOCK A, LOT N27.05 W163 LT 3 & S15.25 LT 4, TAYLOR COUNTY, TEXAS), Owner: Morton Anthony Eugene**

GENERAL INFORMATION

Owner: Morton Anthony Eugene
Sq Ft: 1,008
Structural: Unknown
Foundation: Unknown
Value: $47,430
Total Value: $49,142
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

February 16, 2023 – Received citizen complaint for dilapidated property where renovation started by then ceased.
April 28, 2023 – Stop Work Order placed on structure for work being done that requires a permit. Found construction debris all over property, and identified a power line laying across the backyard that was still connected to the power pole. AEP contacted and removed line. Owner was contacted by phone while we were at property. He was instructed to get required permits.
May 15, 2023 – General repair permit was applied for but never paid for. No permit ever issued. Work never resumed.
October 9, 2023 – Affidavit of condemnation recorded at county clerk.
October 18, 2023 – Condemnation and 30/60 notice sent.
October 24, 2023 – Owner let us know he was going to starts repairs right away.
February 29, 2024 – No plan of action submitted. No permit reapplied for. No further contact

from owner.
March 5, 2024 – Notice of hearing posted on the structure.
March 18, 2024 – Hearing notice sent to 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 April 3, 2024.

ATTACHMENTS:

1. 20240403_23-004687_1517 Sycamore St 20240403_23-004687_1517 Sycamore St.pptx

Case #23-004687

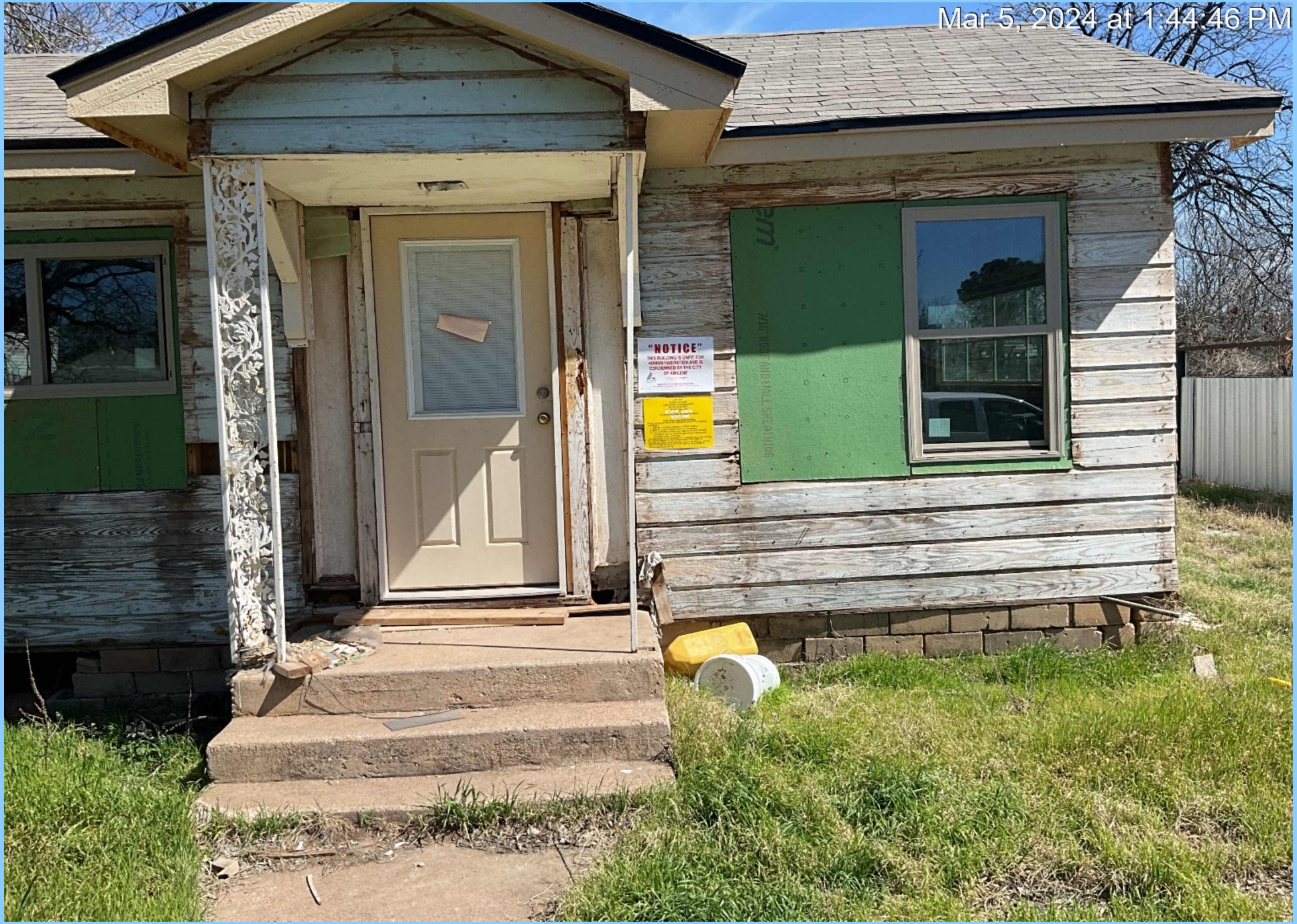
1517 Sycamore St.

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 Warranty Deed Naming **Anthony Morton** as owner
- **TAYLOR COUNTY** – Shows **Anthony Eugene Morton** 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 August 7, 2020
- Search reveals **Anthony Morton** to be the owner.

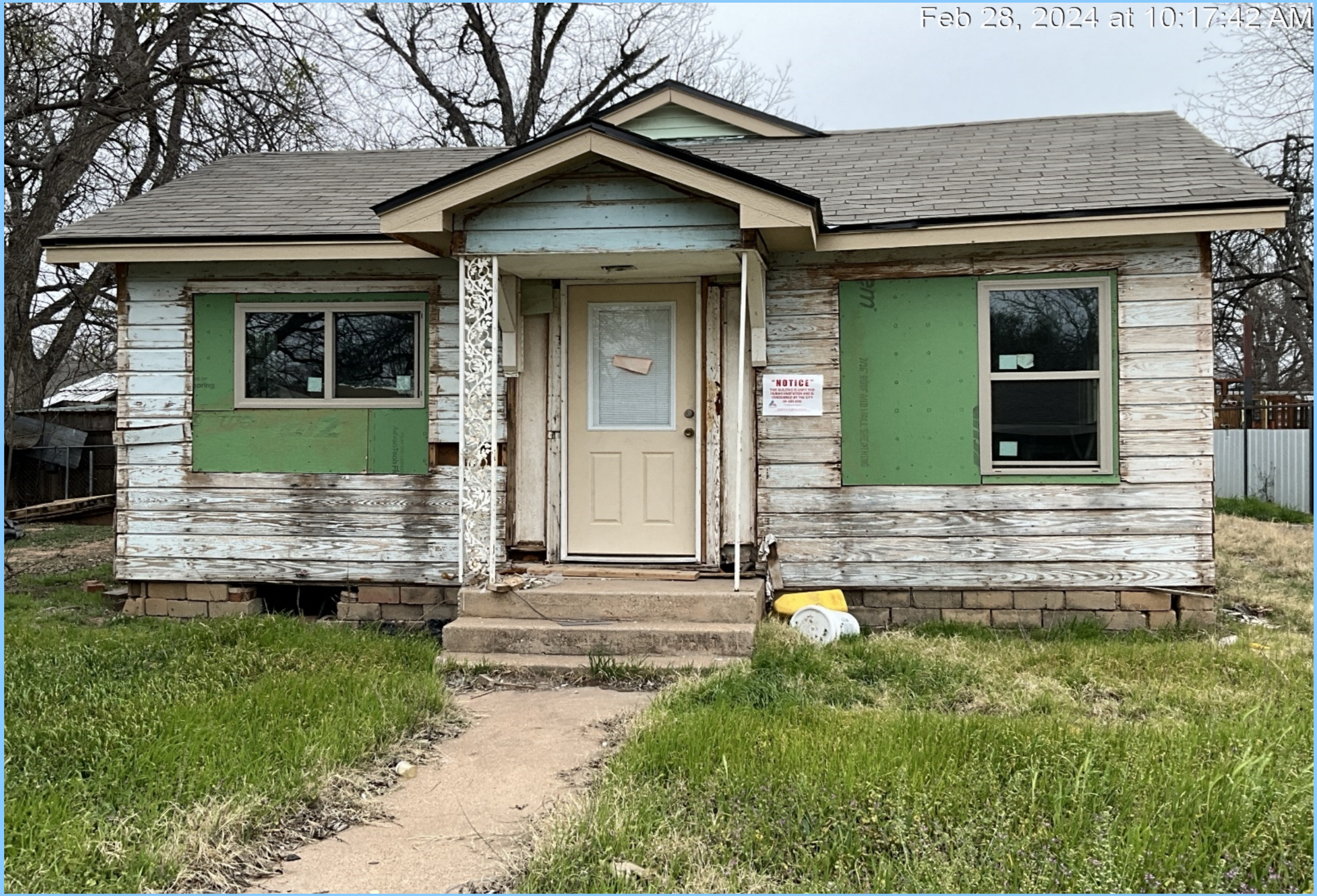
Public Notice



Mar 5, 2024 at 1:44:46 PM

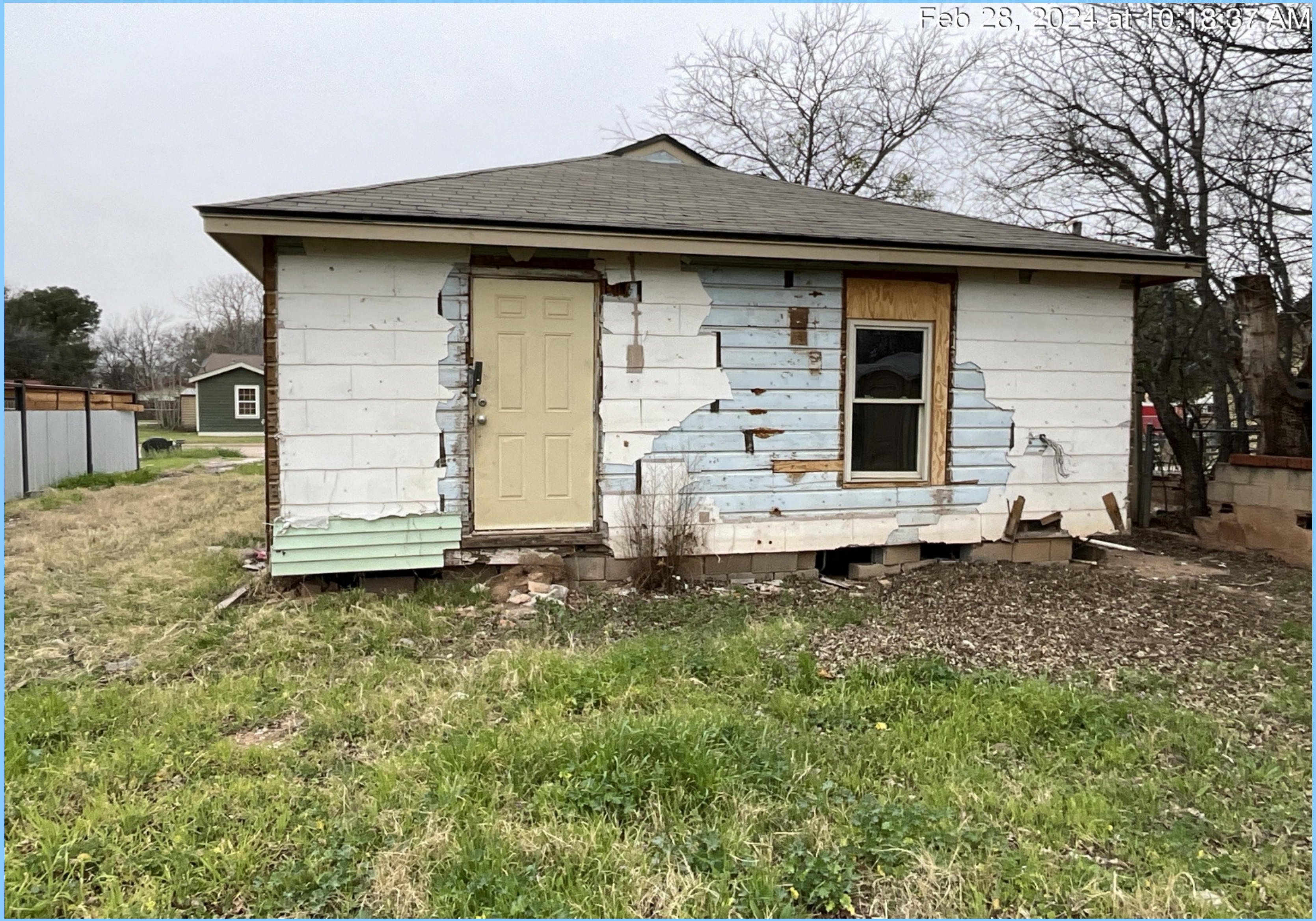
"NOTICE"
THIS BUILDING IS UNFIT FOR HUMAN HABITATION AND IS CONDEMNED BY THE CITY OF ABILENE

Front West Side

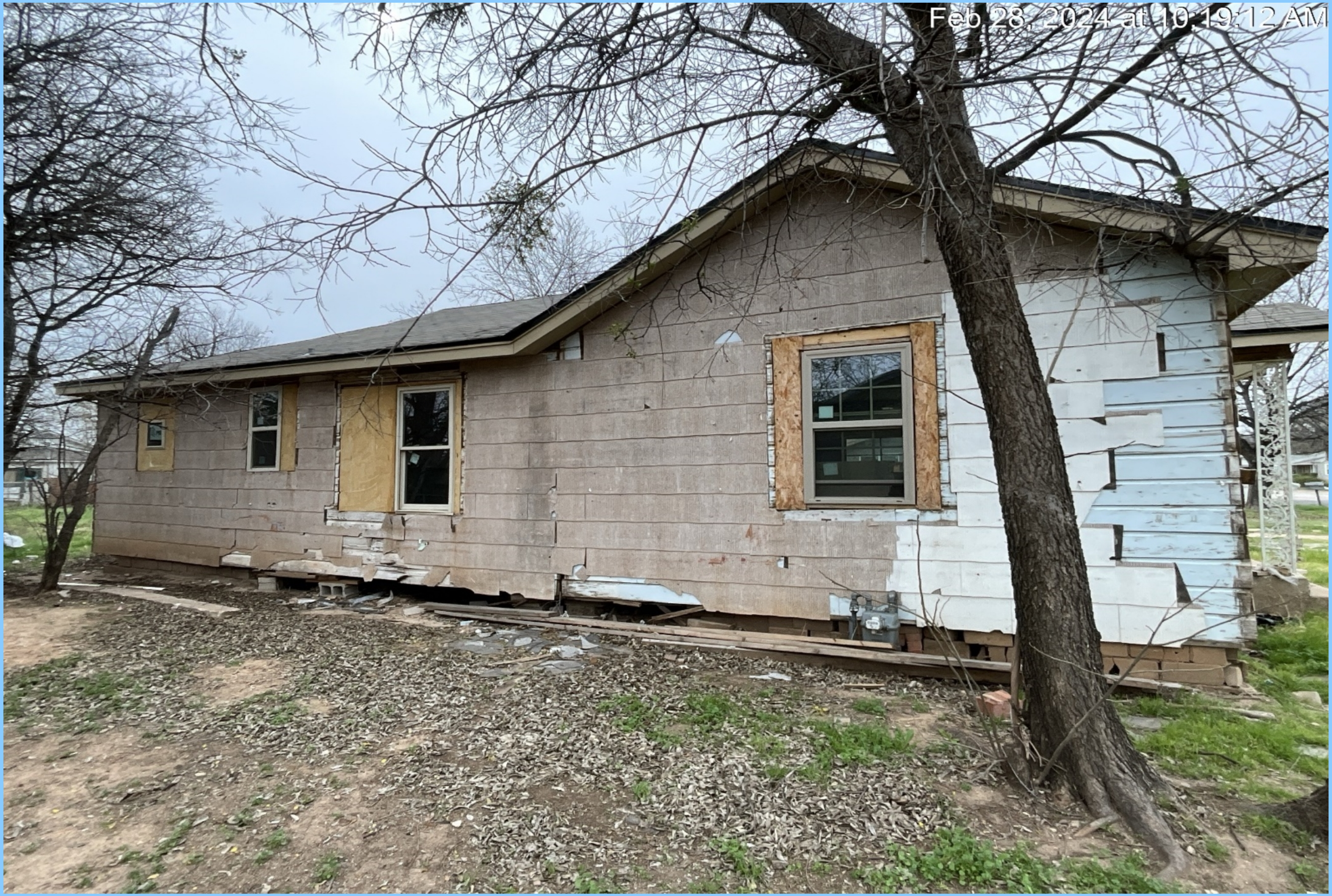


Feb 28, 2024 at 10:17:42 AM

Rear East Side


Feb 28, 2024 at 10:18:37 AM

North Side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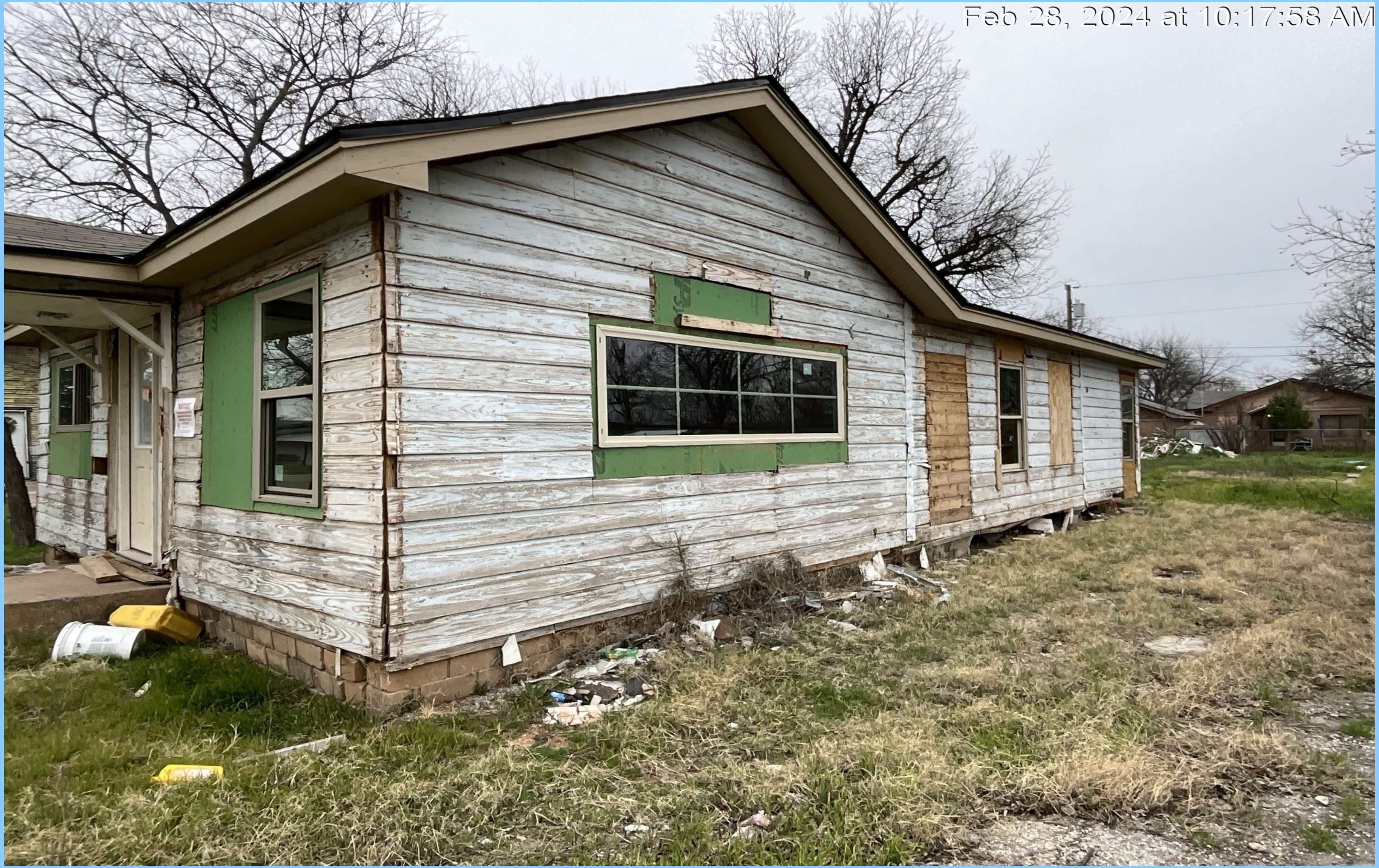
South Side

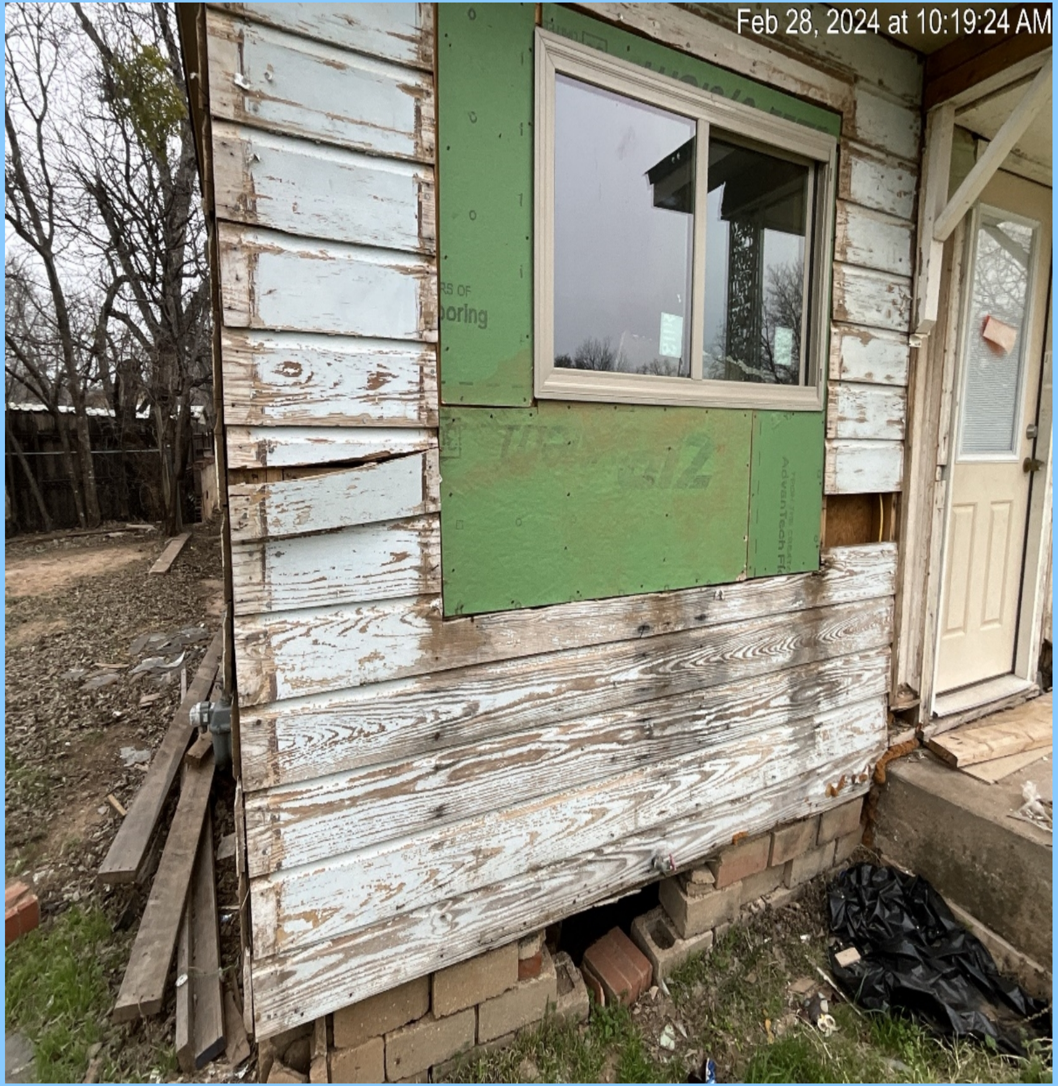

Feb 28, 2024 at 10:17:58 AM

Substandard Code Violations

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

- 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)

Faulty Weather Protection/Exposed Electrical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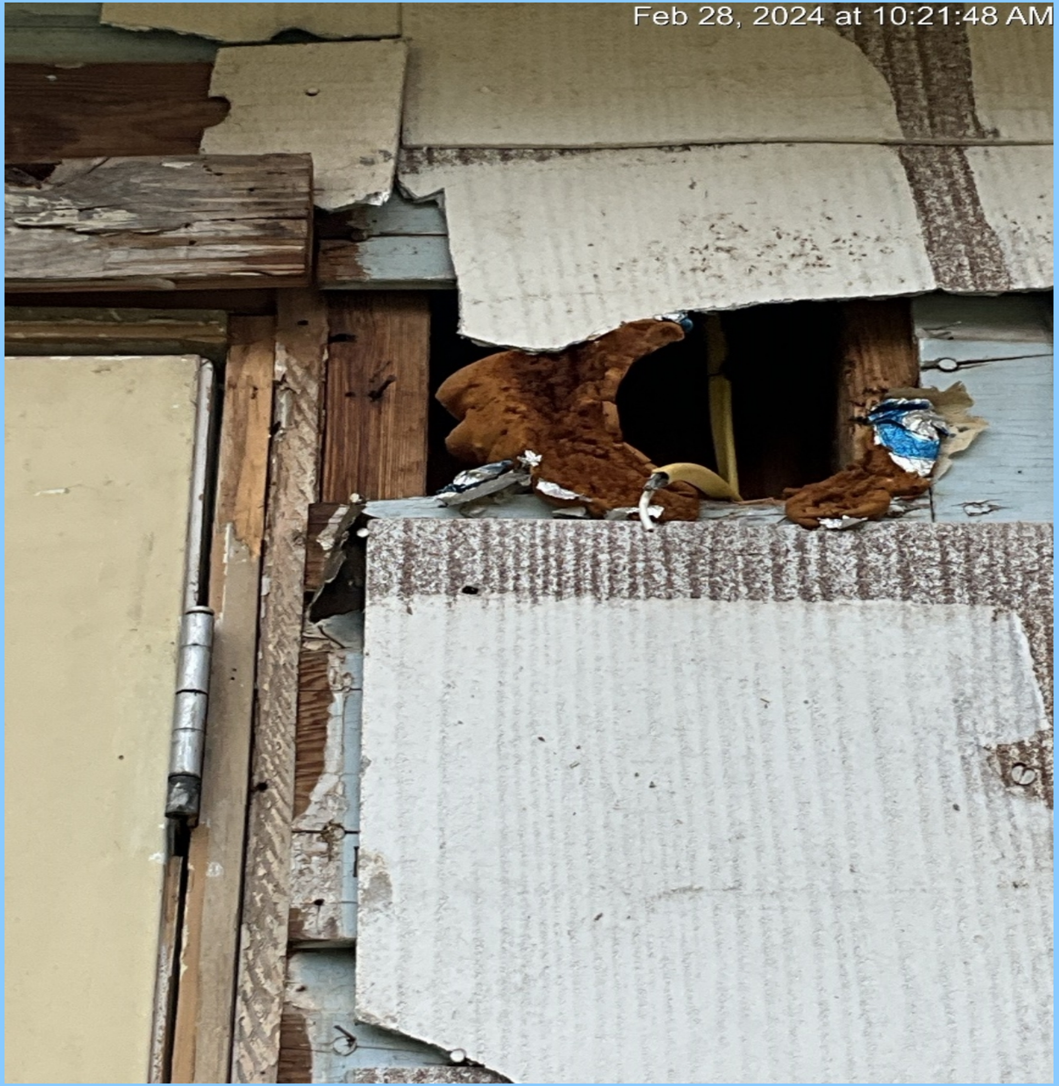
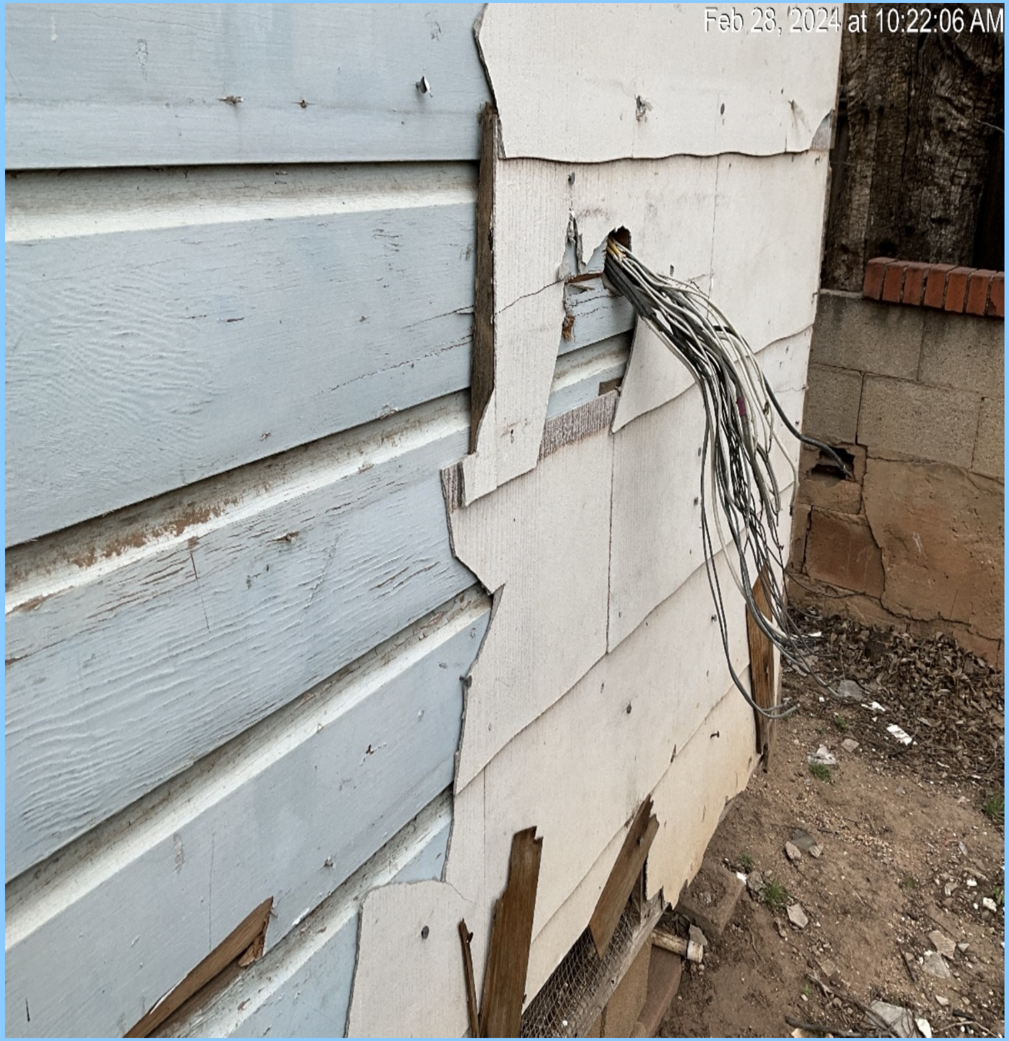

Feb 28, 2024 at 10:21:48 AM

Faulty Weather Protection/Exposed Electrical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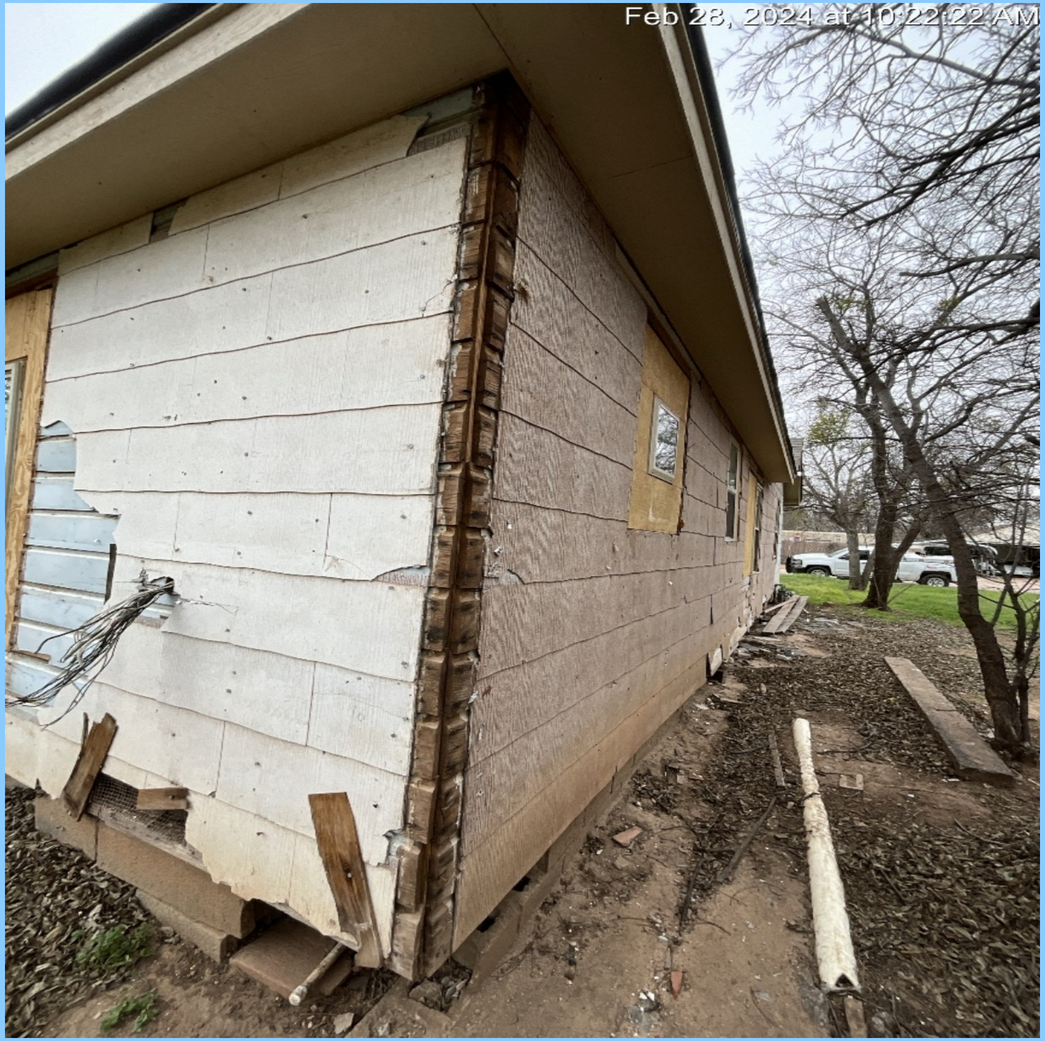
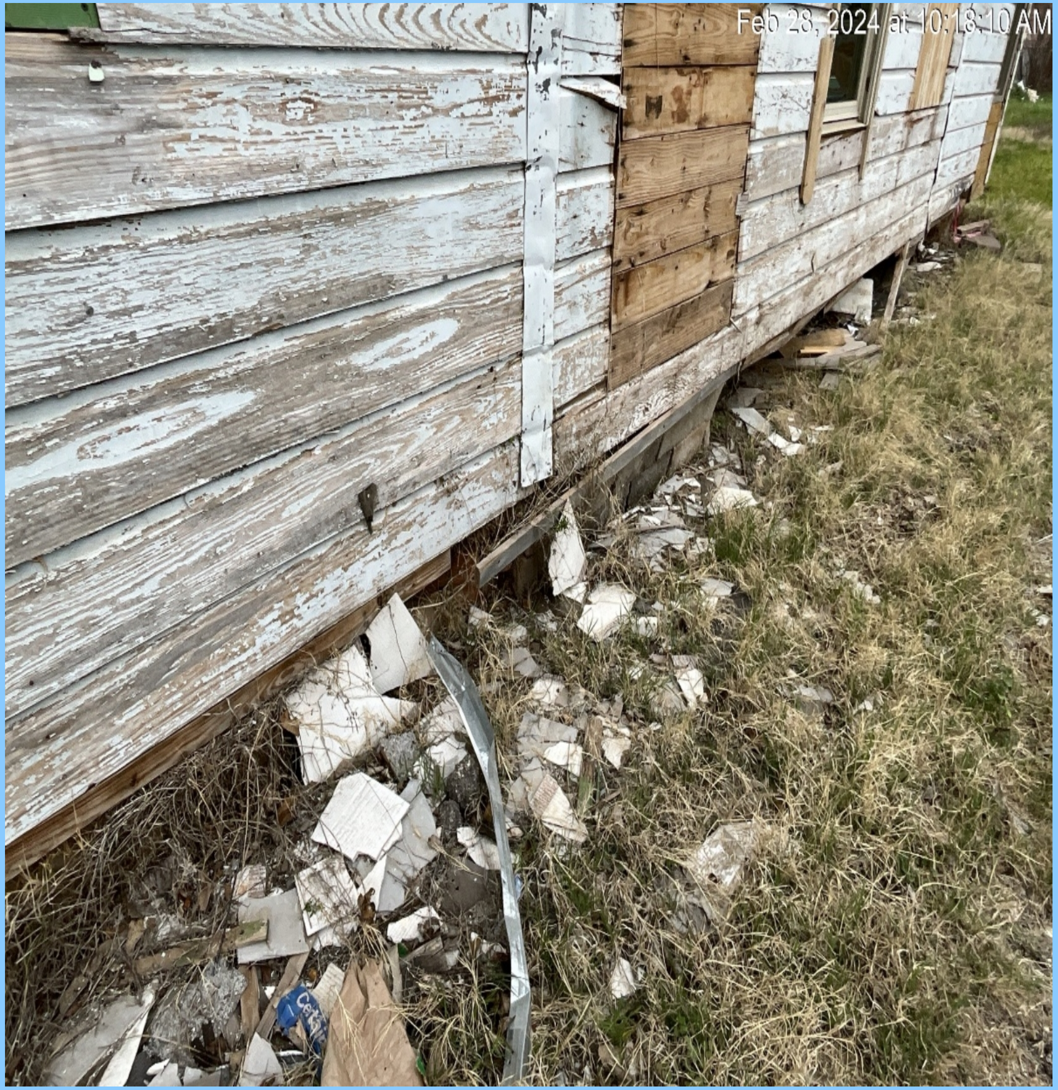

Feb 28, 2024 at 10:22:22 AM

Structural Hazard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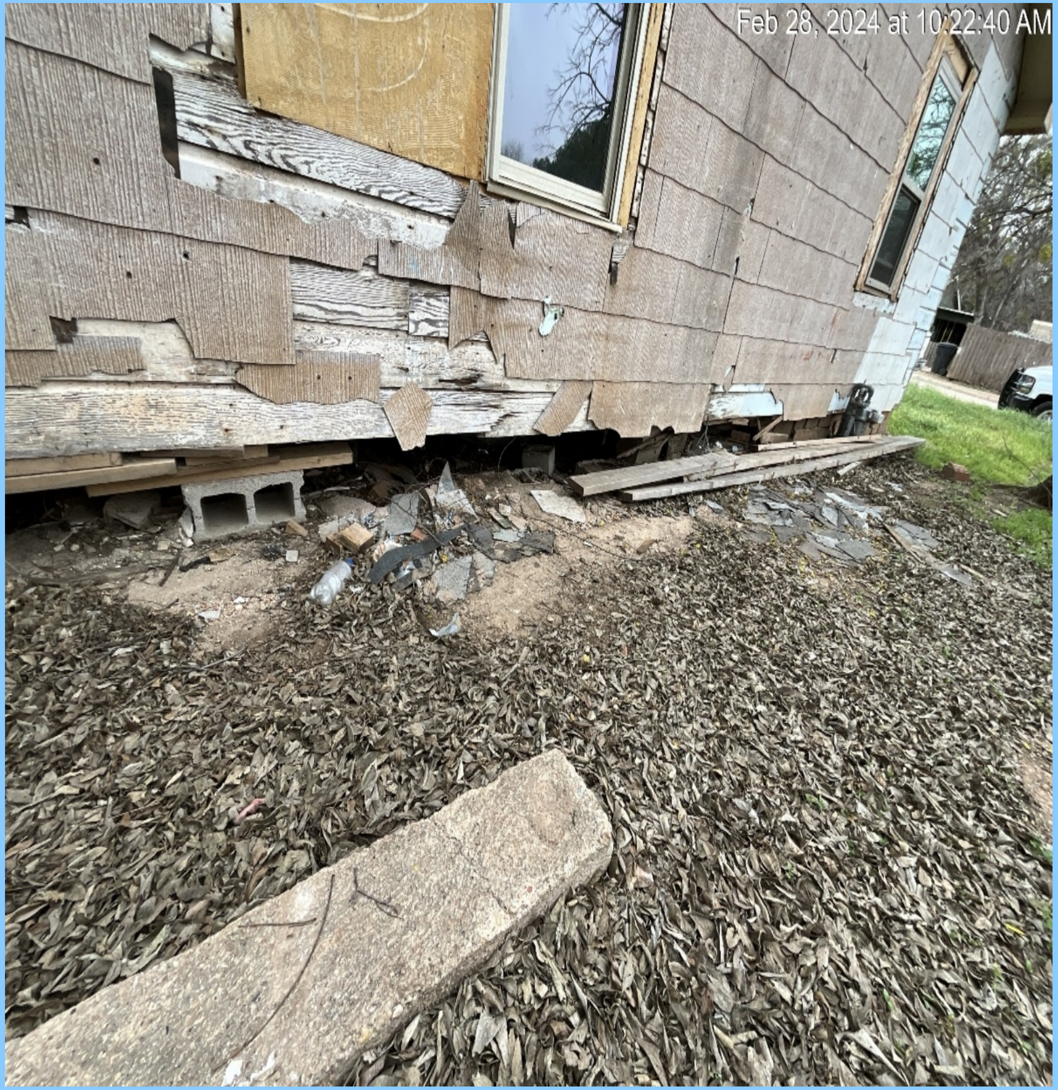
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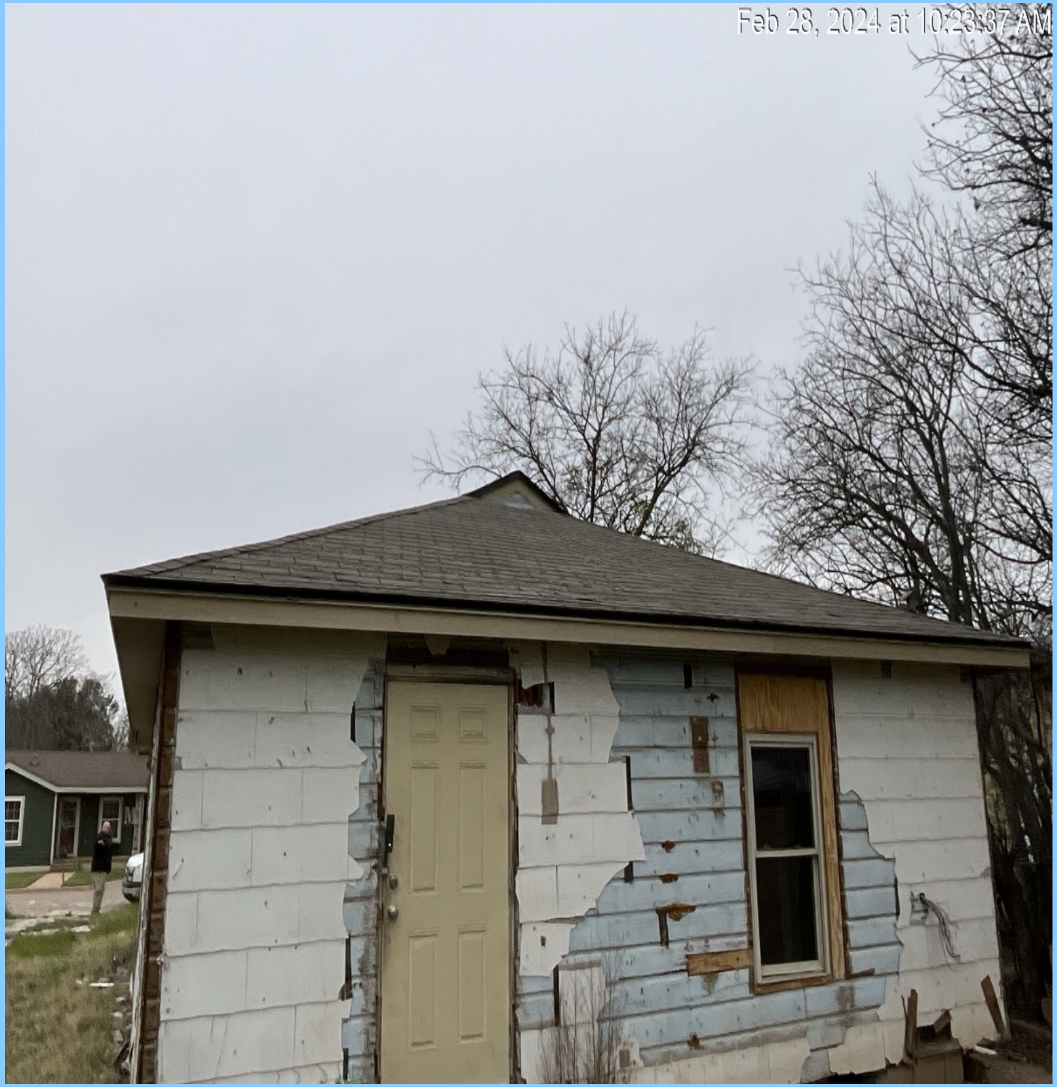
Dilapidation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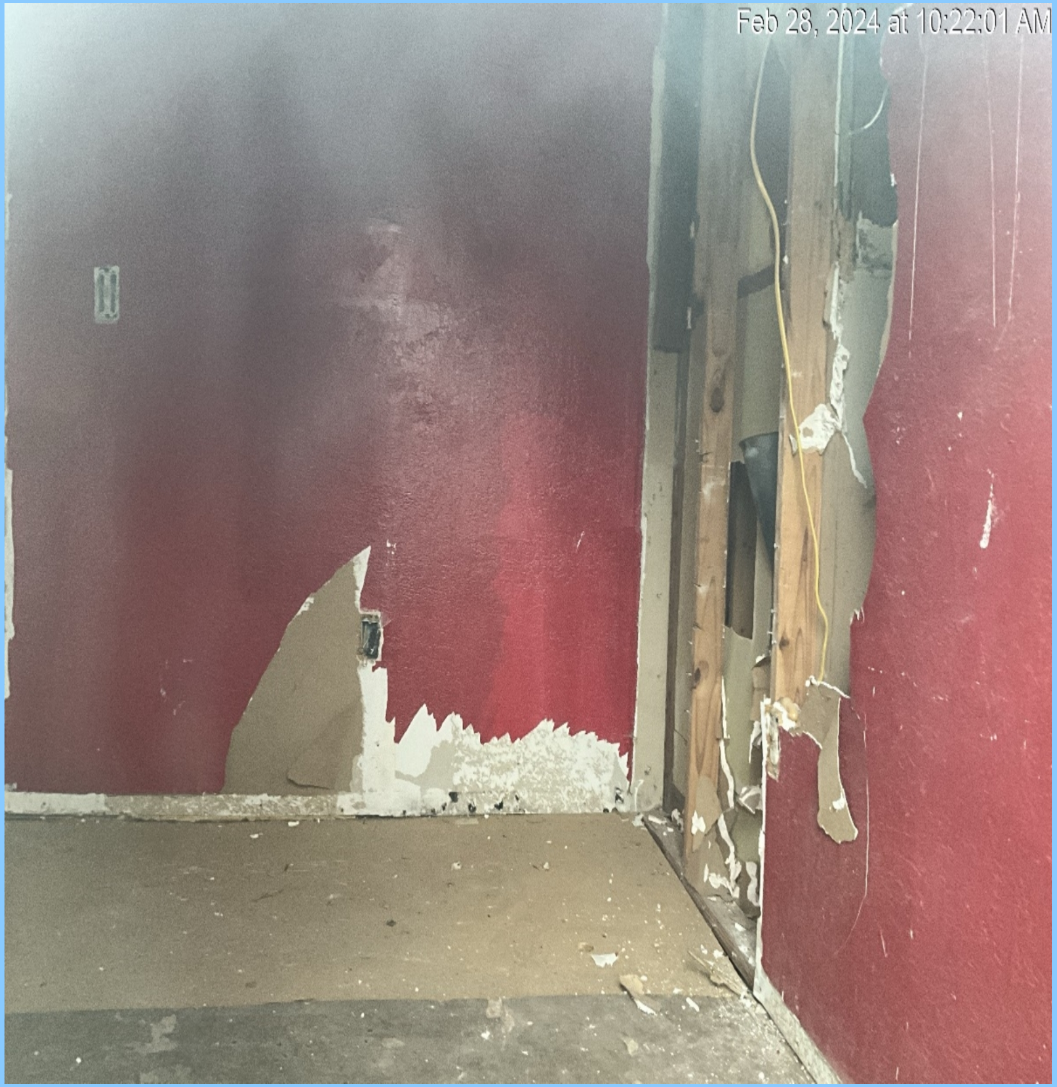

Feb 28, 2024 at 10:22:01 AM

Timeline of Events

- **February 16, 2023 –** Received citizen complaint for dilapidated property where renovation started and then ceased.
- **April 28, 2023 –** Stop Work Order placed on structure for work being done that requires a permit. Found construction debris all over property, and identified a power line laying across the backyard that was still connected to the power pole. AEP contacted and removed line. Owner was contacted by phone while we were at property. He was instructed to get required permits.
- **May 15, 2023** – General repair permit was applied for but never paid for. No permit ever issued. Work never resumed.
- **October 9, 2023** – Affidavit of condemnation recorded at county clerk.
- **October 18, 2023** – Condemnation and 30/60 notice sent.
- **October 24, 2023 –** Owner let us know he was going to starts repairs right away.
- **February 29, 2024** – No plan of action submitted. No permit applied for. No further contact from owner.
- **March 5, 2024** – Notice of April hearing posted on the structure.
- **March 18, 2024** – Notice of April hearing sent to owner.

Staff Recommendation:

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

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

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

End of 1517 Sycamore St. presentation

CITY OF
ABILENE
TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

SUBJECT: **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**

GENERAL INFORMATION

Owner: Flores Ulises
Sq Ft: Unknown
Structural: Unknown
Foundation: Unknown
Value: Unknown
Total Value: Unknown
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

May 2, 2023 – Stop Work order sticker notices placed on the property fence due to new construction on a vacant lot taking place without a permit.
May 11, 2023 – Started case for new construction without a permit and sent notice to the property owner by regular mail.
May 23, 2023 – No contact from owner. Sent notice of violation to property owner by certified mail.
June 2, 2023 – Made contact with the property owner. He asked how to obtain a permit **(property owner is in the construction industry and is the owner of Flores Construction which is not registered with the City of Abilene)**
June 29, 2023 – Inspected property. Observed the stop work order notice was removed from the fence and there was now a second structure being built. No permit applied for. **Placed stop work order notices on property for the second time.**
June 30, 2023 – Criminal complaint was filed with municipal court for new construction

without permit.

July 5, 2023 – Inspected property. Both stop work order sticker notices were removed. The Stop Work Order sticker notice specifically states "This notice shall not be removed except by the Building inspections Division."

July 5, 2023 – Property owner came into city hall, spoke to code officer as well as representative from the zoning department and was explained all of the requirements to get a permit.

July 12, 2023 – Additional work on the structures has been completed. **Posted stop work order notice for third time.**

July 27, 2023 - Stop Work Order signed by Building Official sent to property owner by regular and certified mail to the property owner.

August 9, 2023 – Spoke to translator for property owner and explained permitting requirements.

September 14, 2023 – A substantial amount of new work was completed on the property. Filed criminal complaint for failure to comply with stop work order.

September 18, 2023 – Permit applied for.

September 19, 2023 – Applicant met with Planning and Zoning. P&Z rep discovered the structure is already being built without permits. P&Z requirements were explained to the property owner. **Permit was denied**. Permit can be reapplied for if zoning requirements can be met.

October 10, 2023 – Condemnation case opened due to continuation of work after several stop work order notices posted, verbal instructions to stop work were given to the owner, and stop work order was sent to property owner.

October 13, 2023 – Sent condemnation notice to owner.

October 18, 2023 – Met with owner at city hall. Explained permitting requirements. He also met with a zoning rep so they could explain why the permit was denied and what he could try to do to meet requirements. He said he was going to hire a surveyor to see if he will be able to meet zoning set back requirements.

December 12, 2023 – Property owner came into City Hall and met with Planning and Zoning. He was instructed again on what he needs to do to meet zoning requirements. To meet zoning requirement he needs to plat, obtain a foundation form board survey due to structure possibly not meeting set back requirements. If these requirements cannot be met, he has to move the structure (and slab) or demolish. For the Building Inspections side, he needs to provide various plans including a foundation plan. Since the foundation has already been completed, an engineer's approval is required for the foundation and existing structure.

December 18, 2023 – Owner is now in the process of plat review.

January 3, 2024 – Board hearing - Board ordered 60-days to obtain all permits and provide a plan of action and cost estimates and if this is done 30-days to obtain rough-in inspections.

January 3, 2024 – P&Z reviewed the plat request and asked for some clerical changes to be made and also requested that the owner **remove the unfinished one-story house from the lot.**

January 31, 2024 – Property owner and translator came into city hall to discuss requirements for permit. I gave them a print out of the reasons the permit was denied and what he needs to do.

February 23, 2024 – Provided that same list of requirements by email to the friend/translator of the property owner.

March 5, 2024 – Notice of April hearing placed at the property.

March 12, 2024 – Contacted person assisting owner to ask for an update.

March 18, 2024 – Notice of April hearing sent to owner.
March 25, 2024 – No response from person assisting owner on getting update. Sent another request for update.

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 April 3, 2024.

ATTACHMENTS:

1. 20240403_23-004765_1413 Delano St 20240403_23-004765_1413 Delano St.pptx

Case #23-004765

1413 Delano St.

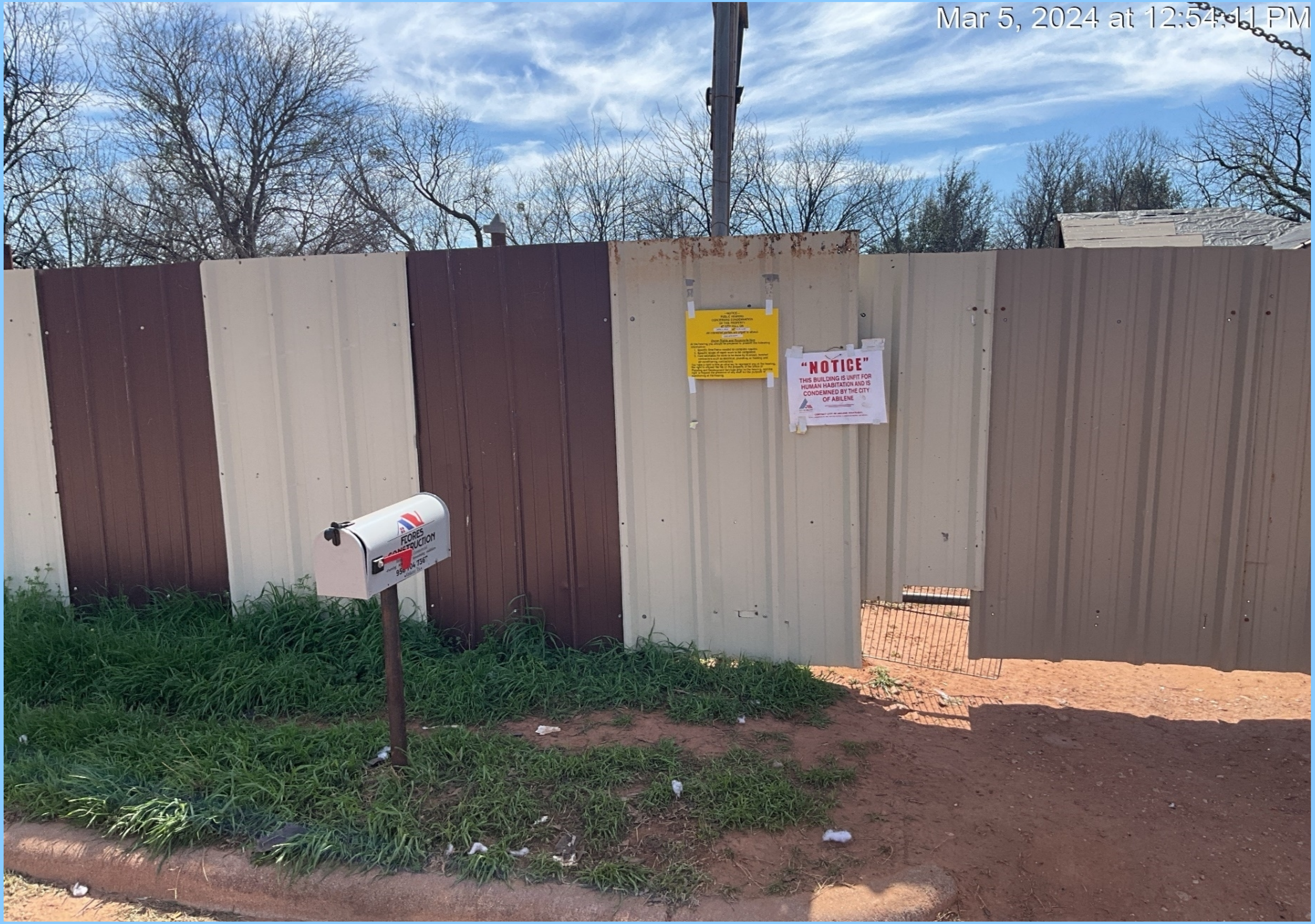
CITY OF
ABILENE
TEXAS

CHECKLIST FOR RECORDS SEARCH

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

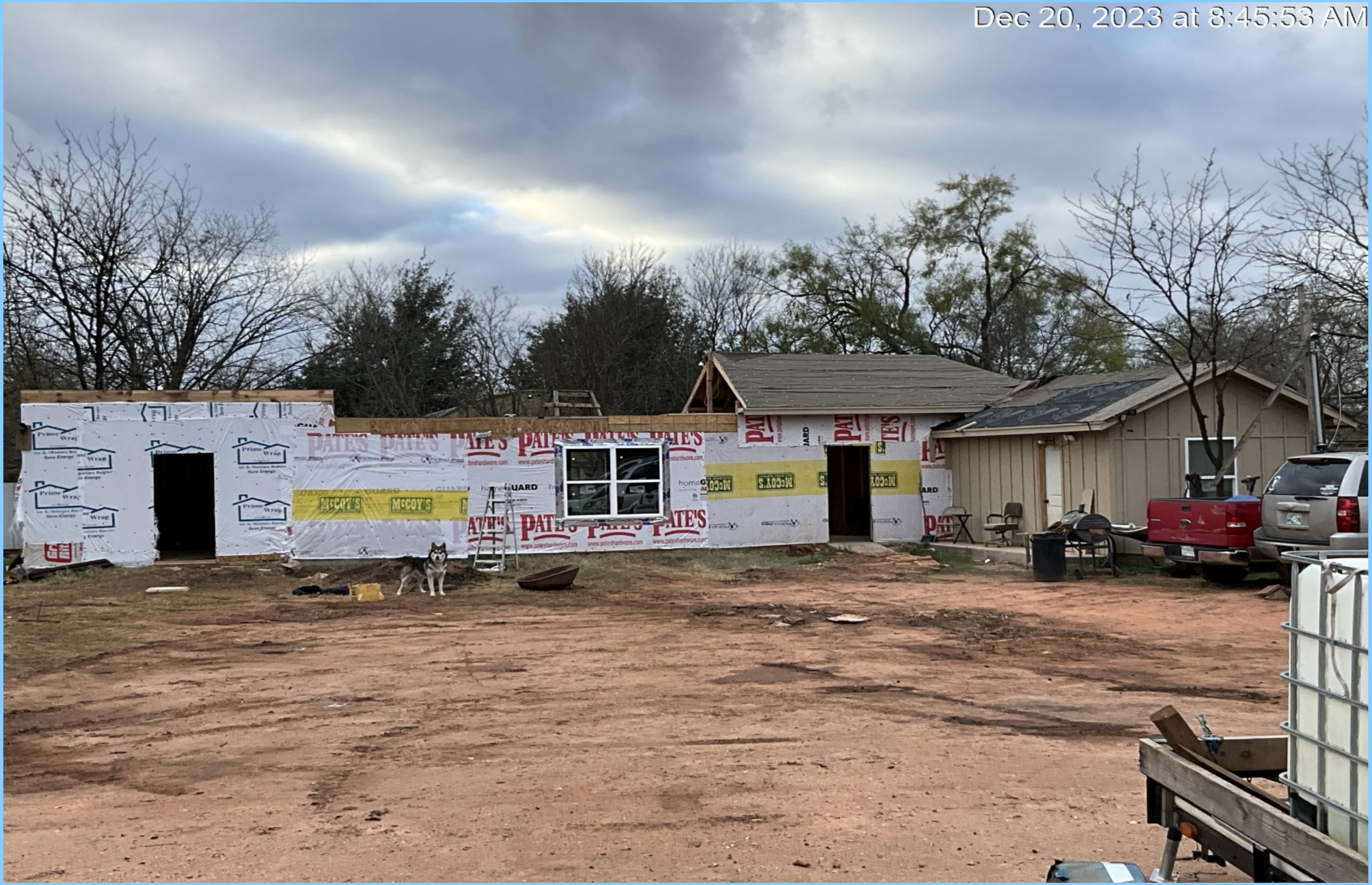
- **COUNTY RECORDS** – Shows Warranty Deed naming **Ulises Flores** as owner.
- **TAYLOR COUNTY** – Shows **Ulises Flores** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – No record of service
- Search reveals **Ulises Flores** to be the owner.

Public Notice

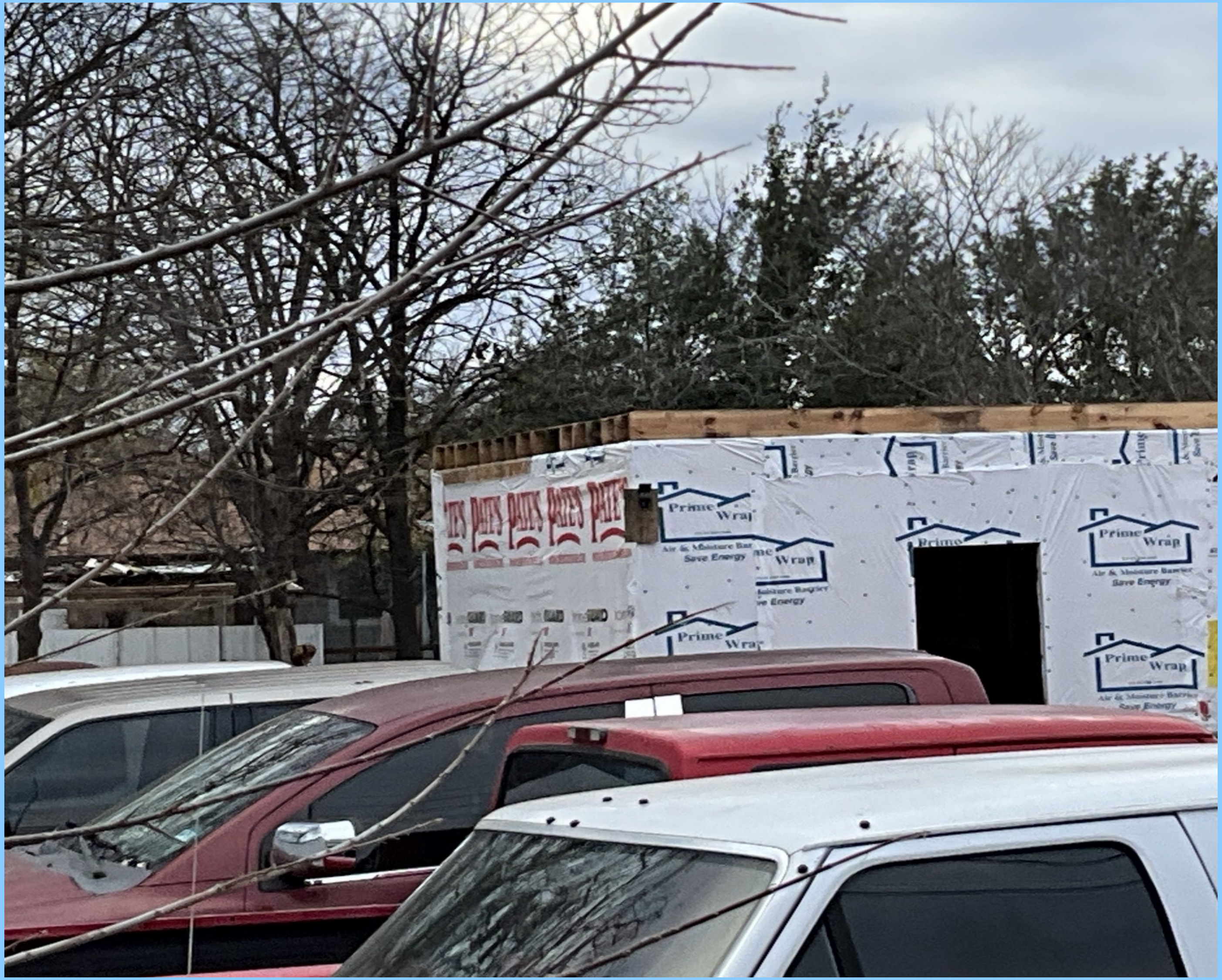

Mar 5, 2024 at 12:54:41 PM

"NOTICE"
THIS BUILDING IS UNFIT FOR HUMAN HABITATION AND IS CONDEMNED BY THE CITY OF ABILENE
FLORES CONSTRUCTION

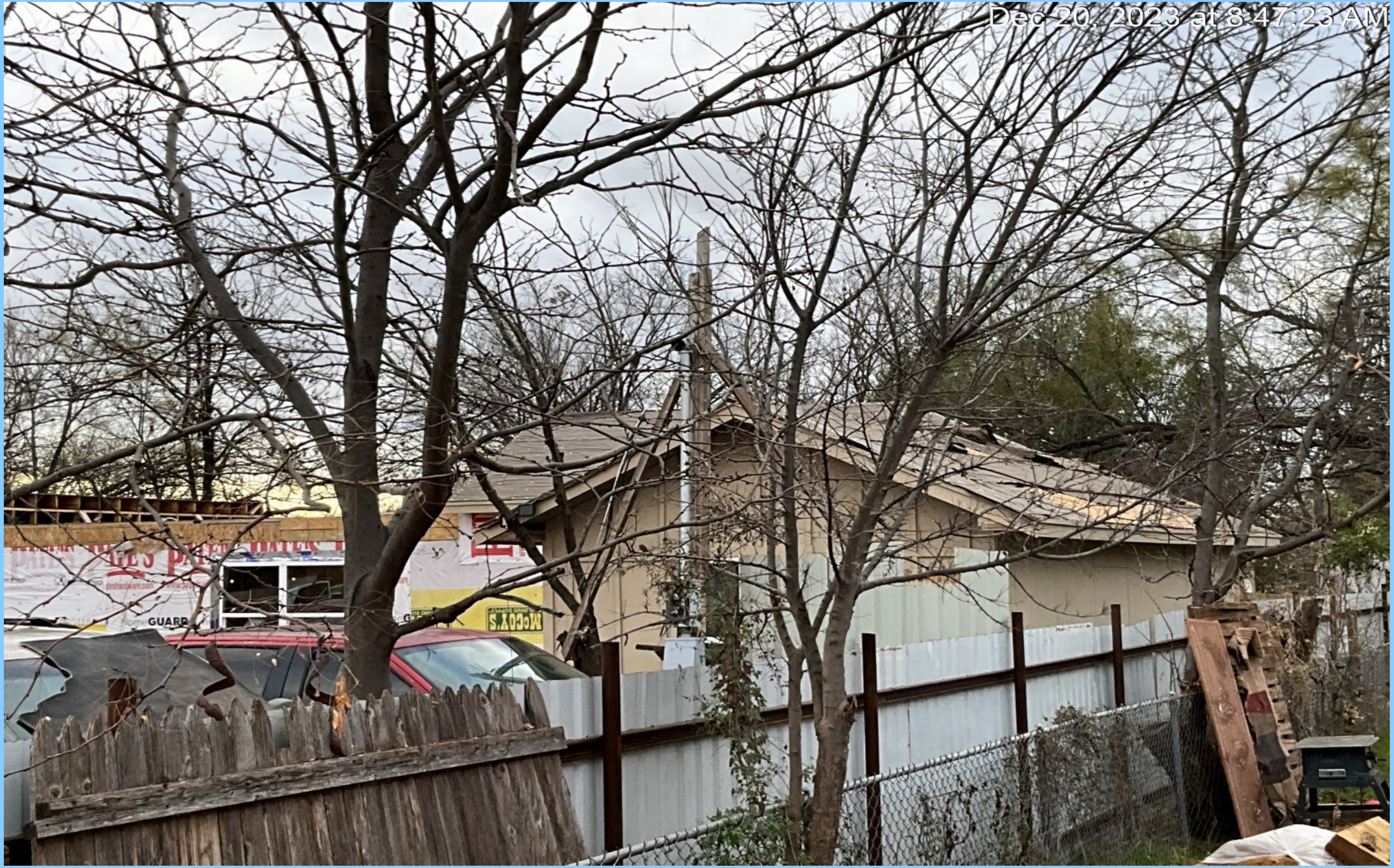
Front North Side


Dec 20, 2023 at 8:45:53 AM

East Side


Prime Wrap
Air & Moisture Barrier
Save Energy

West Side



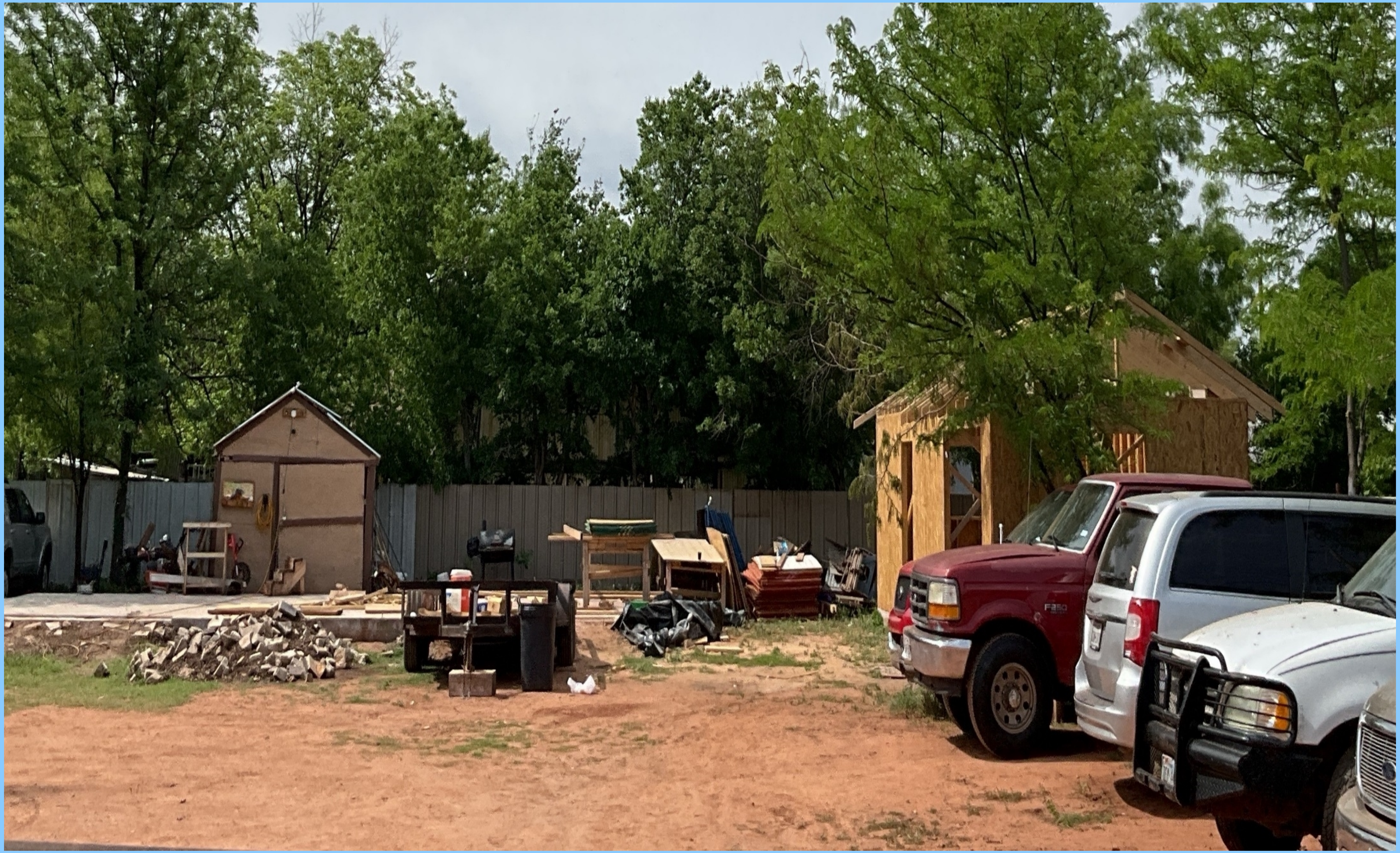
Dec 20, 2023 at 8:47:23 AM

Substandard Code Violations

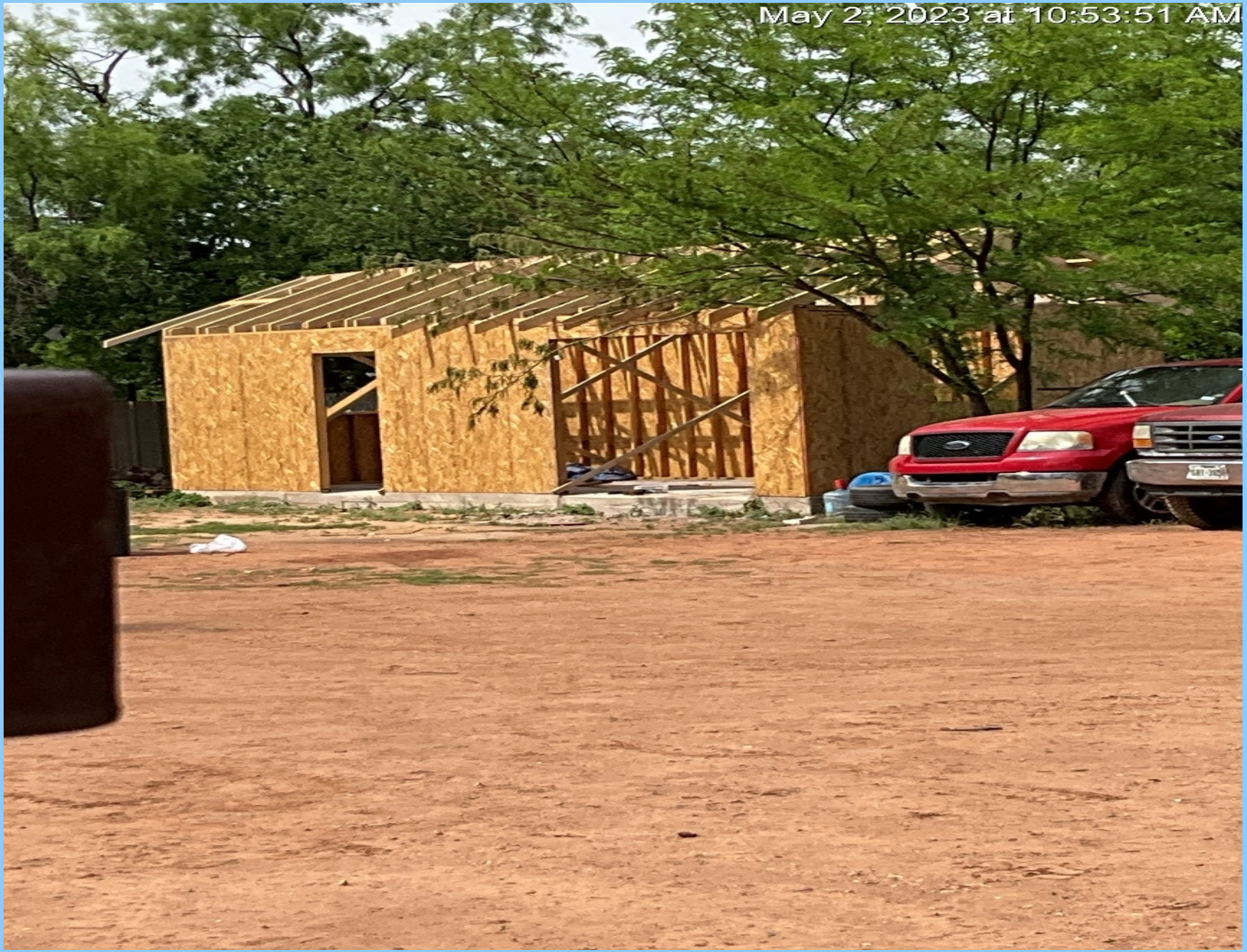
PURSUANT TO CHAPTER 8, SEC. 8-554, CHAPTER 19, SEC. 19-15 AND THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE THE FOLLOWING CONDITIONS EXIST:

- Unlawful Structure, IPMC 2021, Sec. 111 Para. 111.1.4
  Structure constructed without permit
- Nuisance, Chapter 8, Sec 8-554 (3)
- Chapter 19, Sec 19-15 (4)
  Structure unfit for human habitation
- Chapter 19, Sec 19-15 (20)
  Vehicles not on improved surface

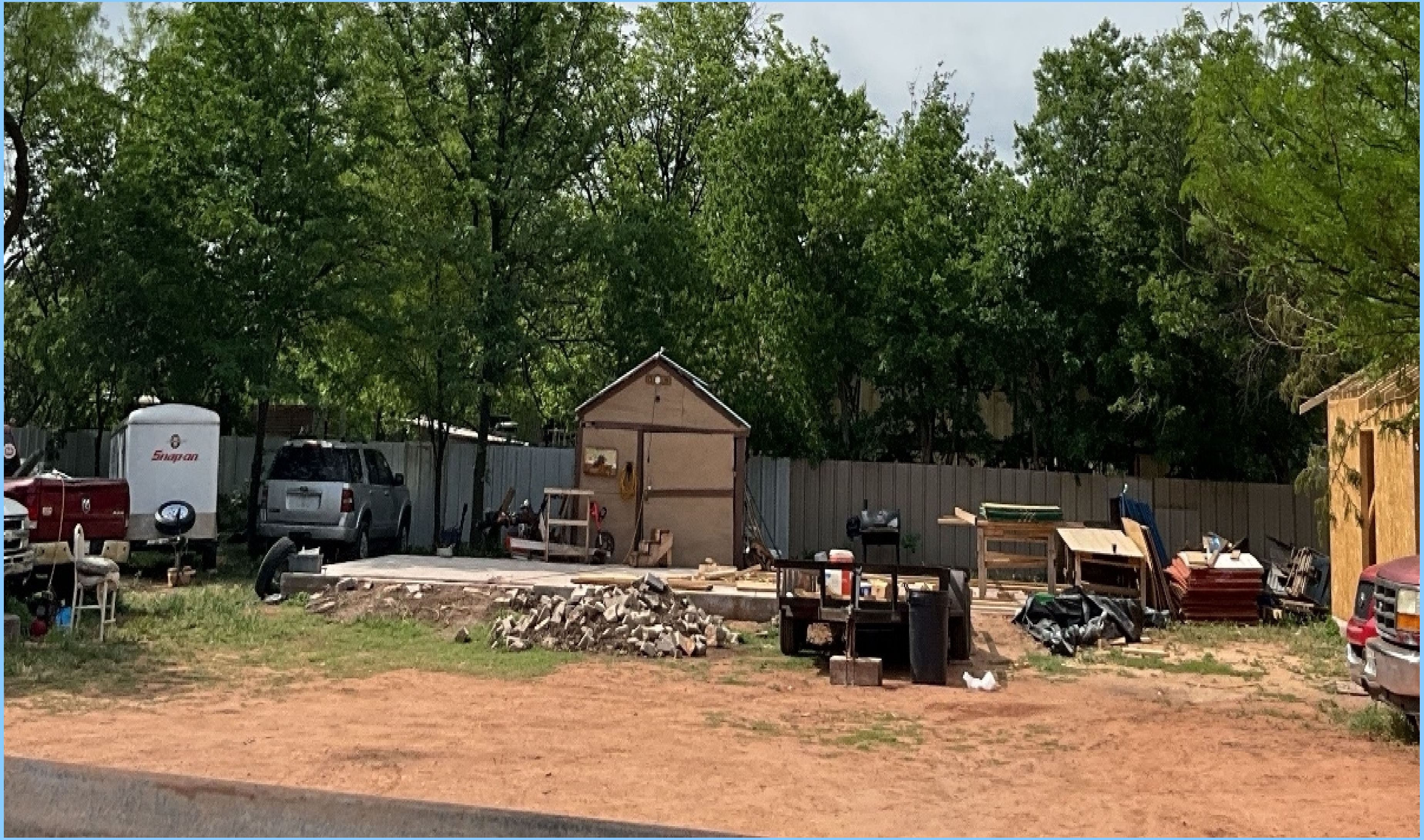
Initial Inspection on May 2, 2023



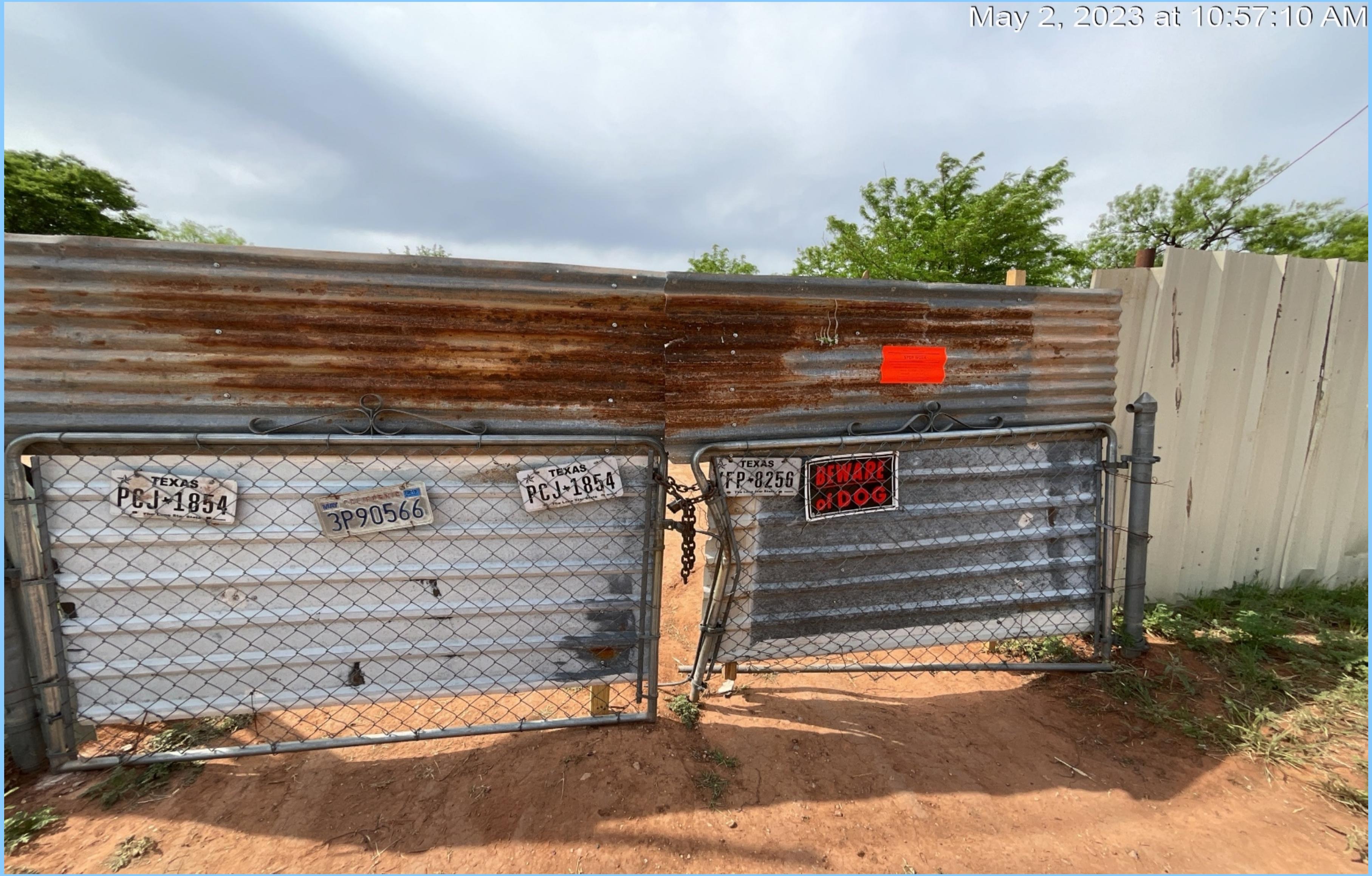
Initial Inspection on May 2, 2023


May 2, 2023 at 10:53:51 AM

Initial Inspection May 2, 2023



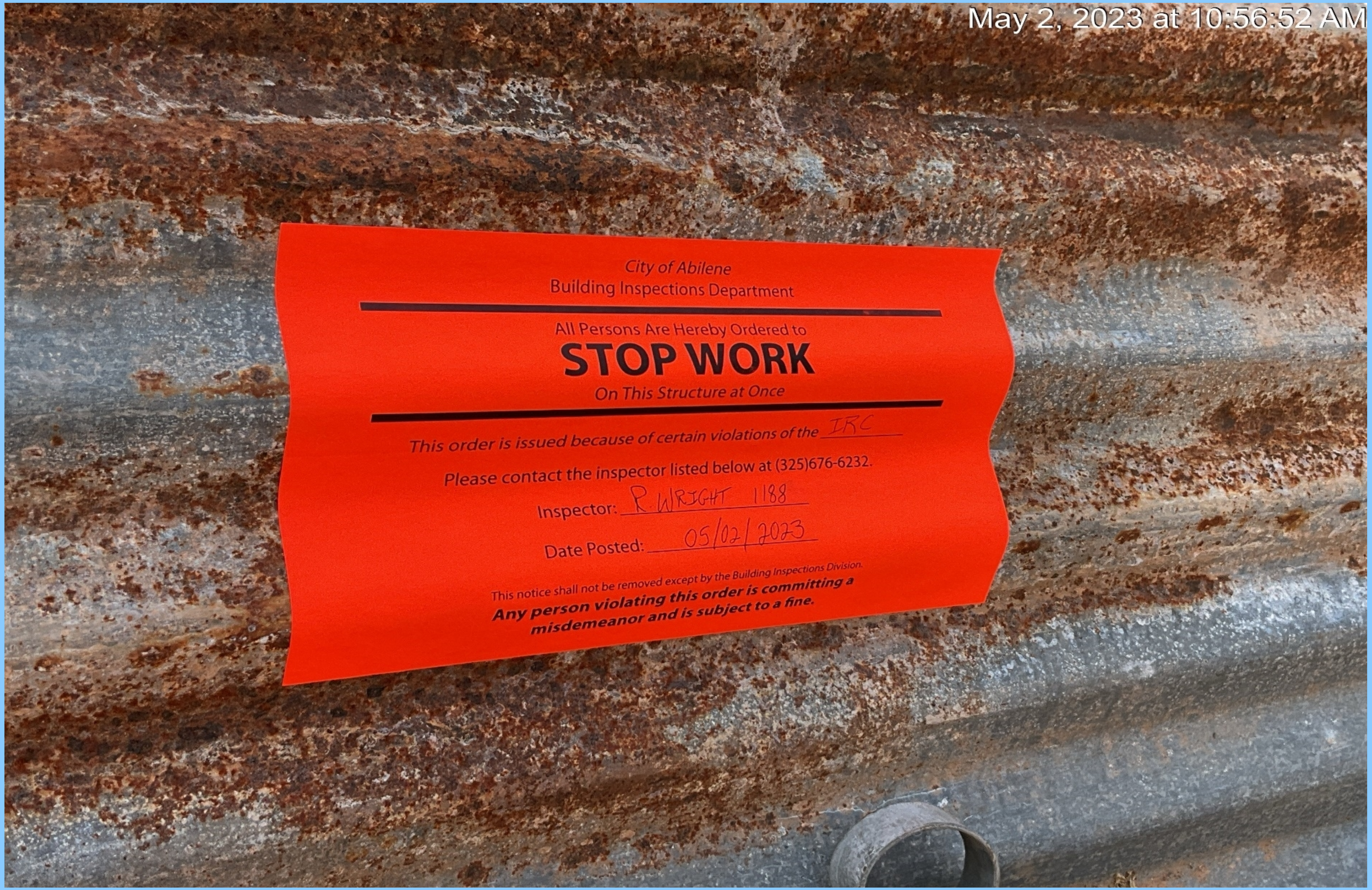
First Notice to Stop Work



May 2, 2023 at 10:57:10 AM

TEXAS
PCJ 1854
3P90566
TEXAS
PCJ 1854
TEXAS
FP 8256
BEWARE of DOG

First Notice to Stop Work on May 2, 2023



May 2, 2023 at 10:56:52 AM

City of Abilene
Building Inspections Department

All Persons Are Hereby Ordered to

STOP WORK

On This Structure at Once

This order is issued because of certain violations of the IRC

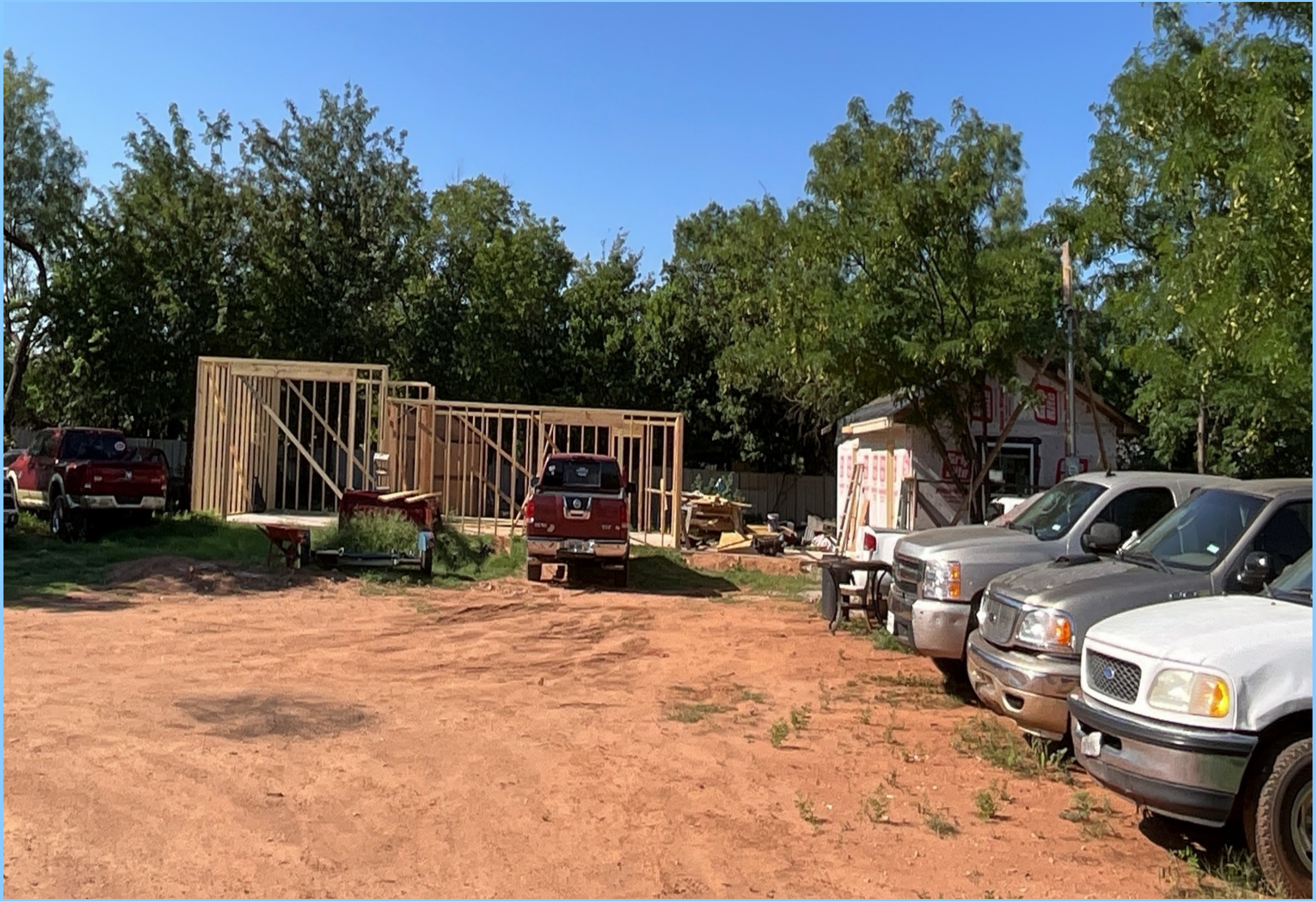
Please contact the inspector listed below at (325)676-6232.

Inspector: R. WRIGHT 1188

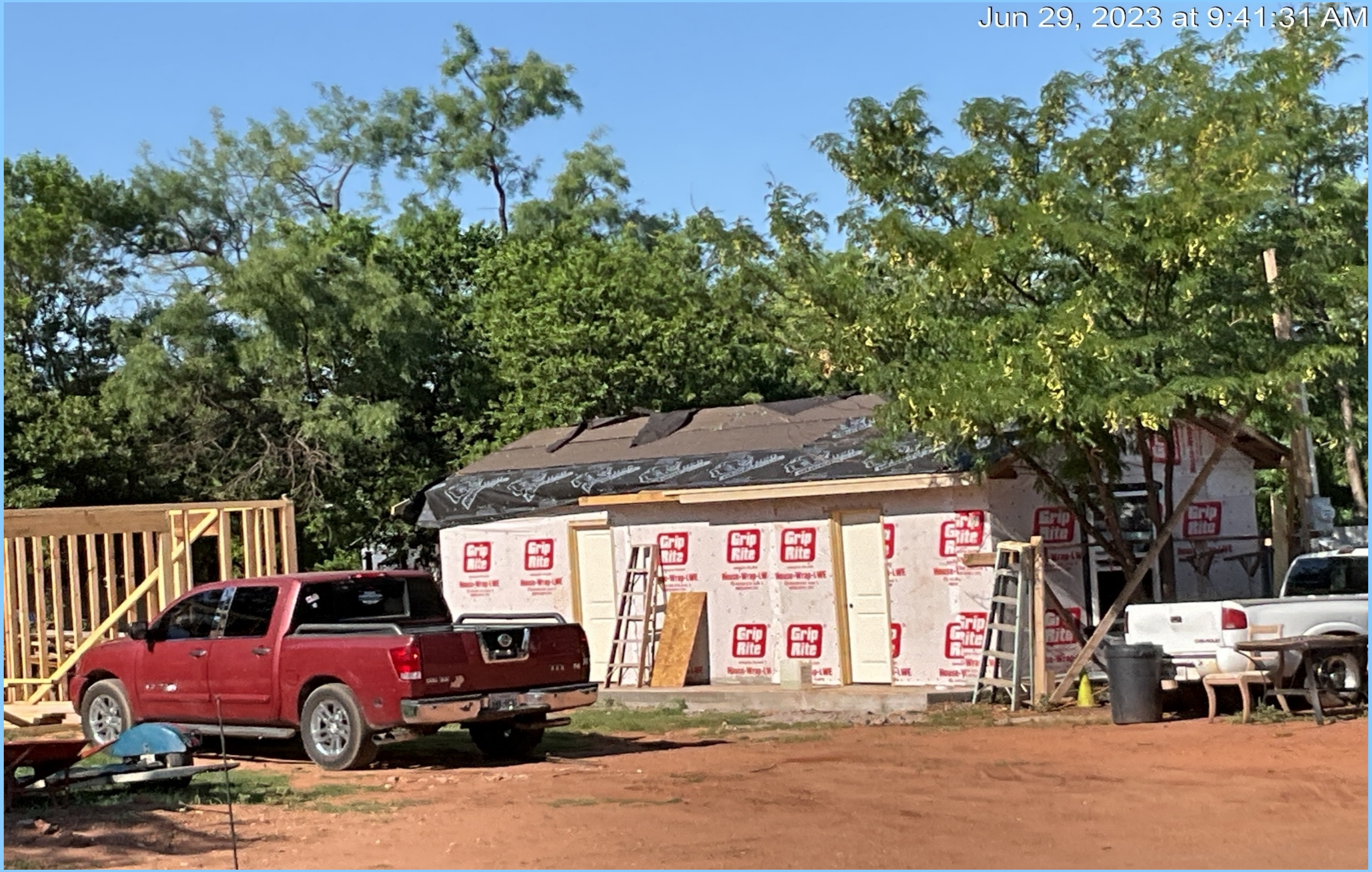
Date Posted: 05/02/2023

This notice shall not be removed except by the Building Inspections Division.
Any person violating this order is committing a misdemeanor and is subject to a fine.

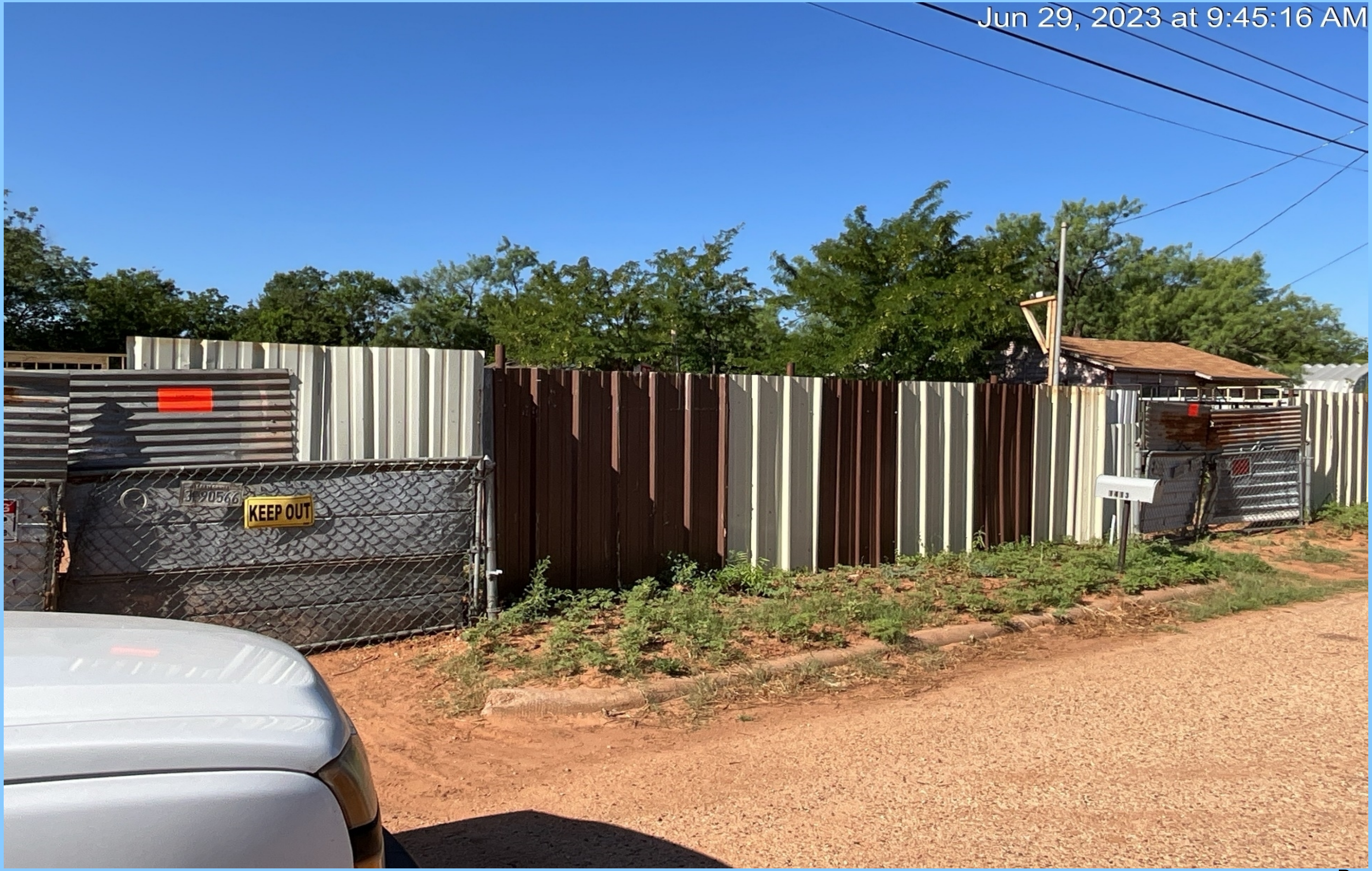
Next Inspection on June 29, 2023



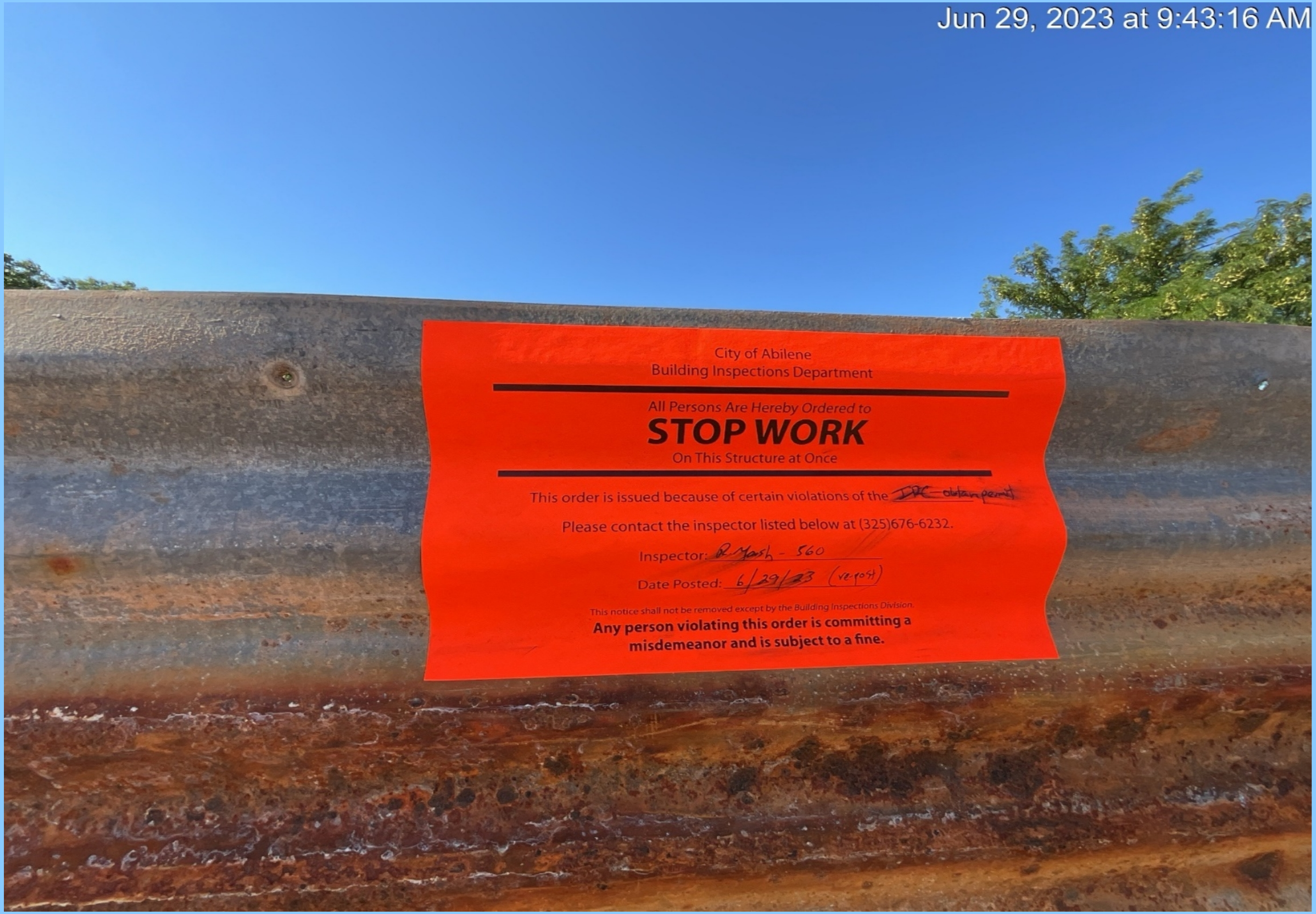
Next Inspection on June 29, 2023


Jun 29, 2023 at 9:41:31 AM

Notice to Stop Work (2nd Posting)


Jun 29, 2023 at 9:45:16 AM
3 90566
KEEP OUT

Notice to Stop Work (2nd Posting) June 29, 2023



Jun 29, 2023 at 9:43:16 AM

City of Abilene
Building Inspections Department

All Persons Are Hereby Ordered to

STOP WORK

On This Structure at Once

This order is issued because of certain violations of the IRC - obtain permit

Please contact the inspector listed below at (325)676-6232.

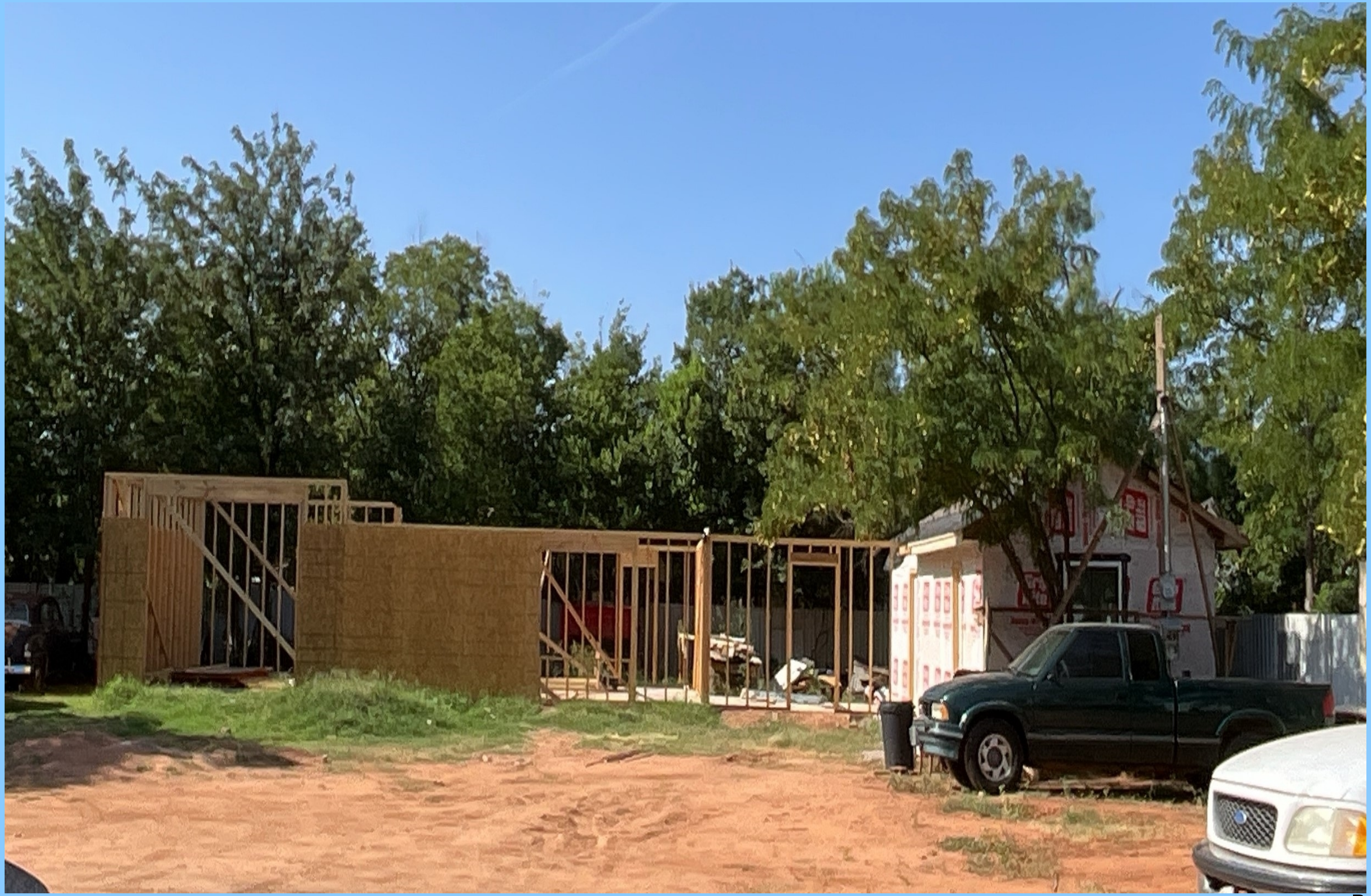
Inspector: R. Marsh - 560

Date Posted: 6/29/23 (re-post)

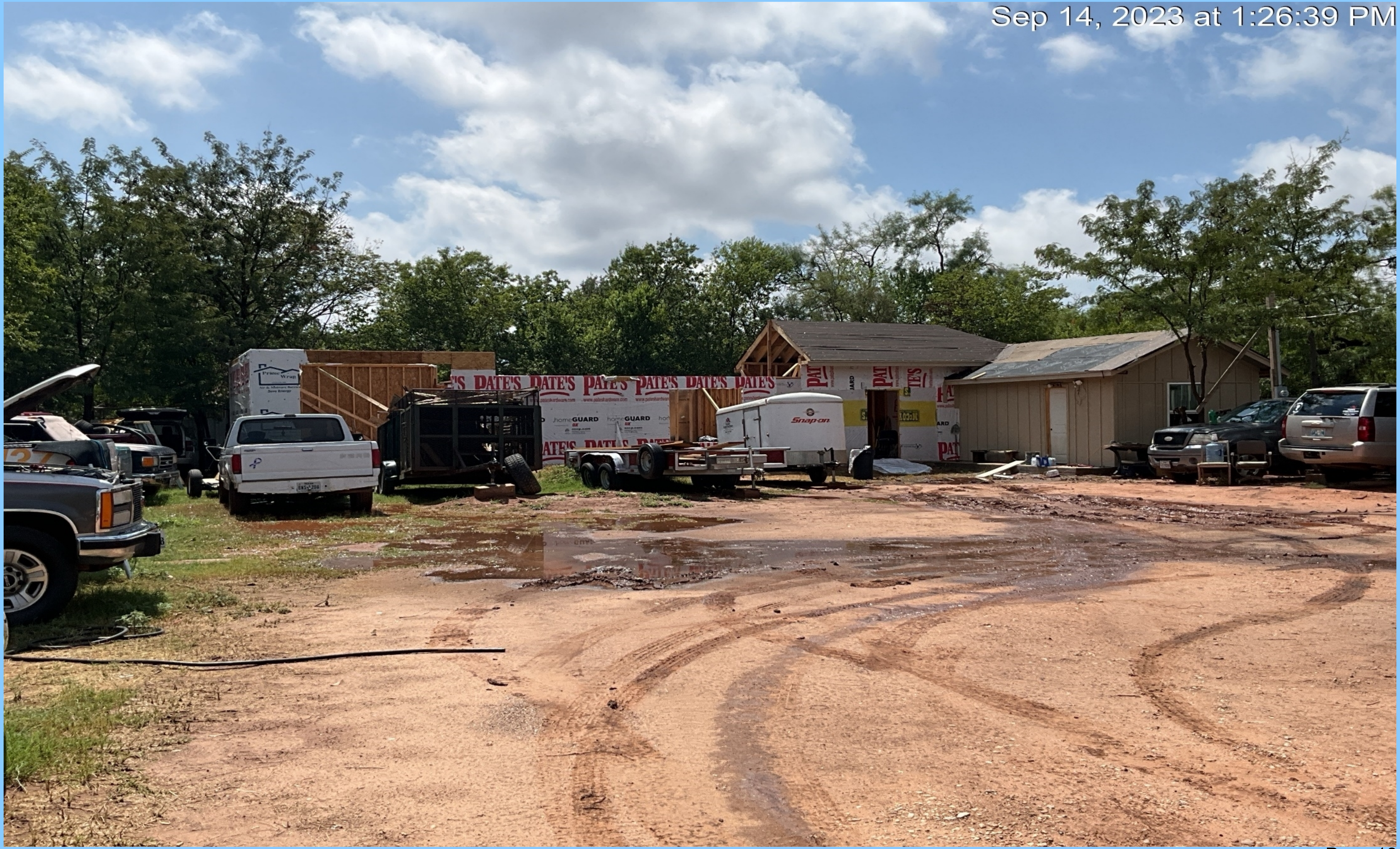
This notice shall not be removed except by the Building Inspections Division.

Any person violating this order is committing a misdemeanor and is subject to a fine.

Third Inspection July 26, 2023



September 14, 2023 – Additional Work Completed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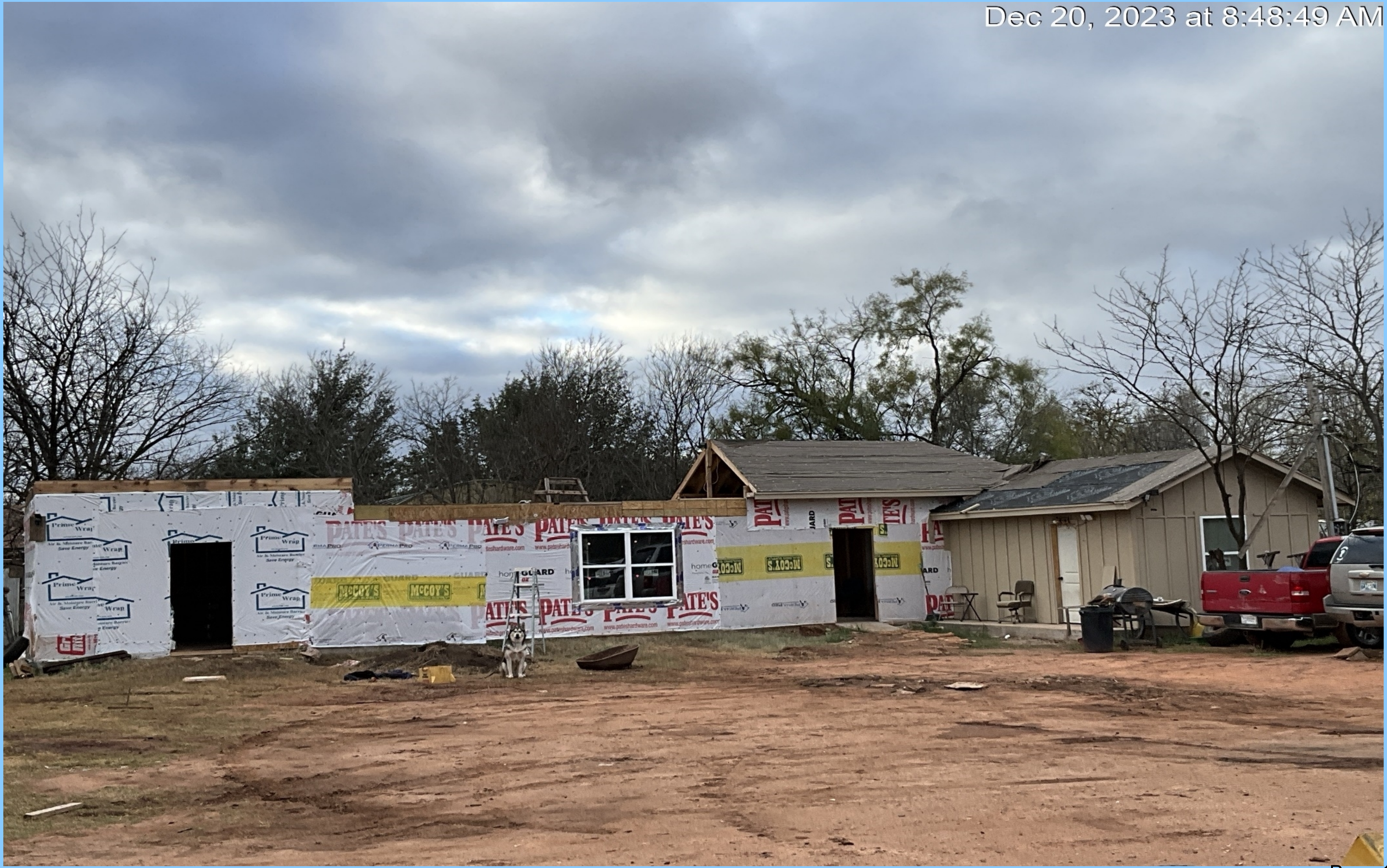
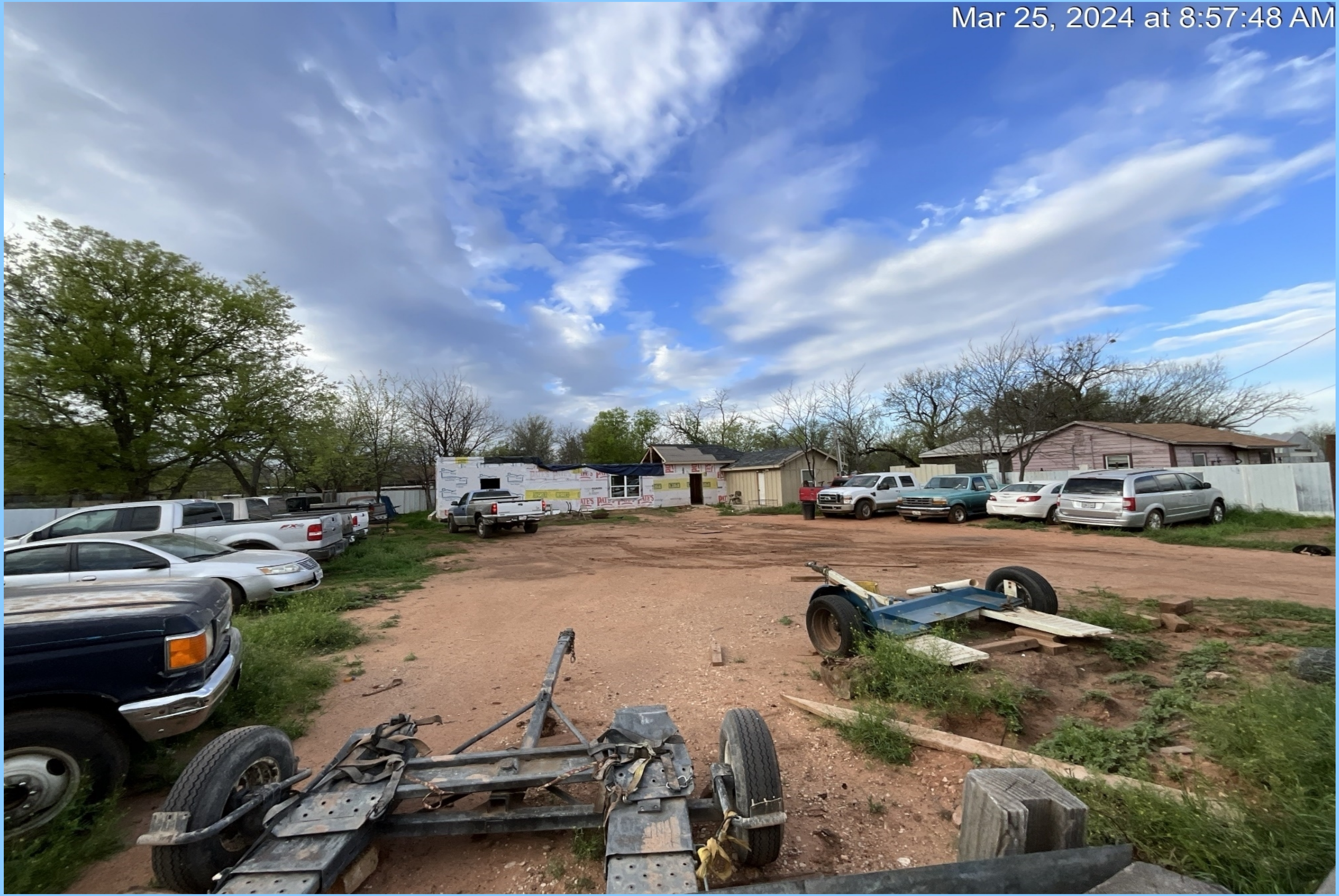
December 20, 2023

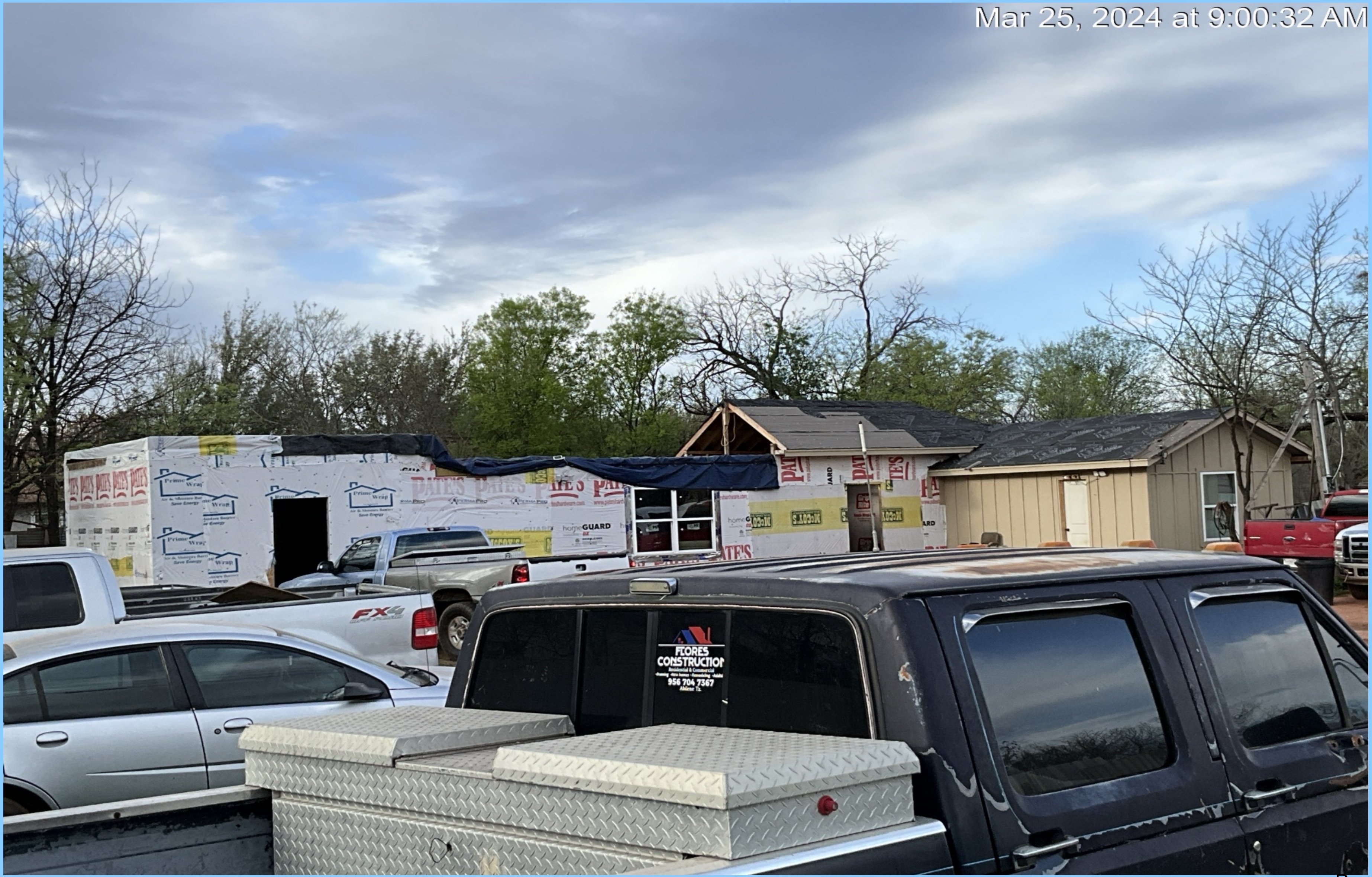

Dec 20, 2023 at 8:48:49 AM

March 25, 2024



Mar 25, 2024 at 8:57:48 AM

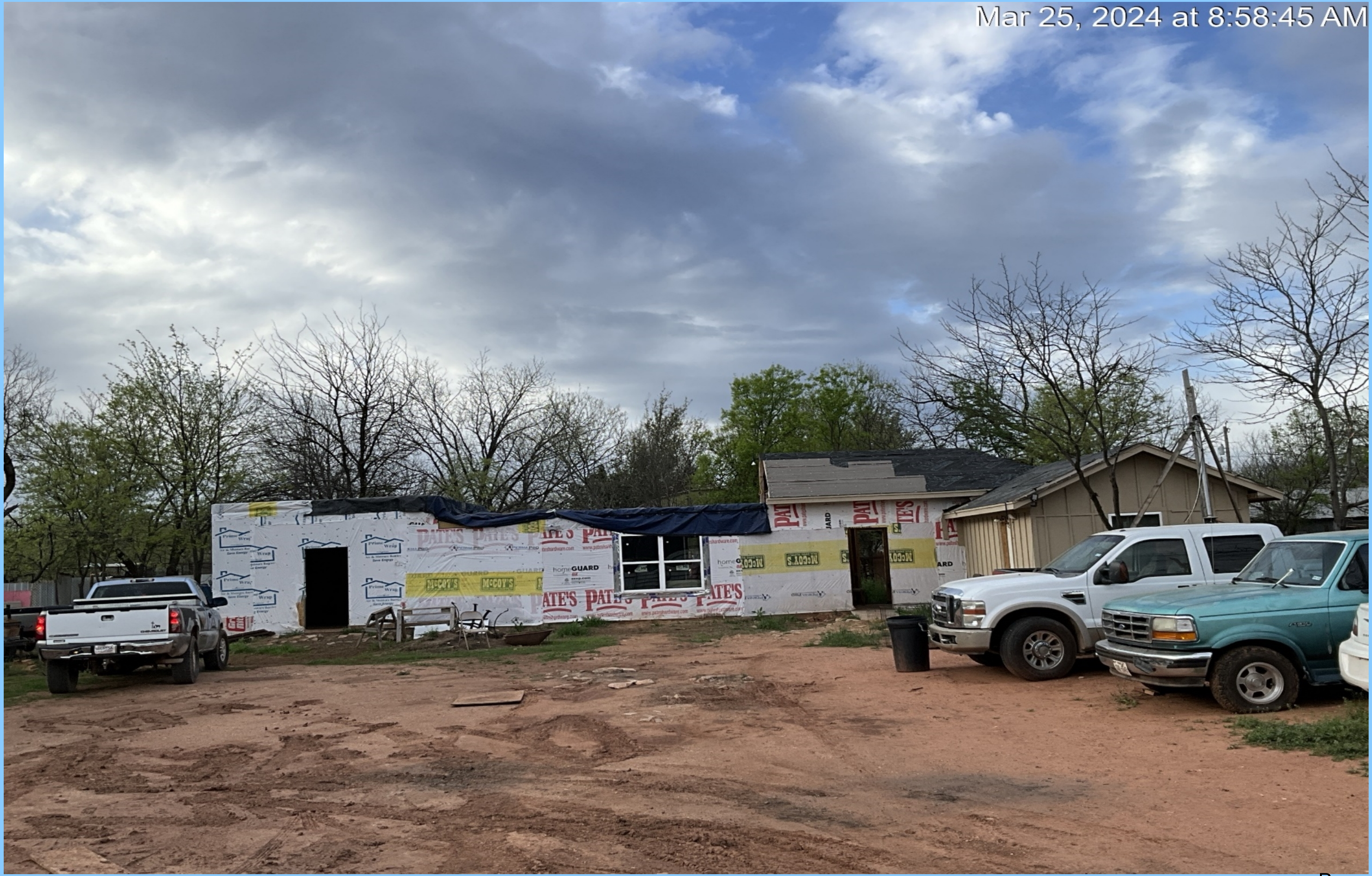
March 25, 2024



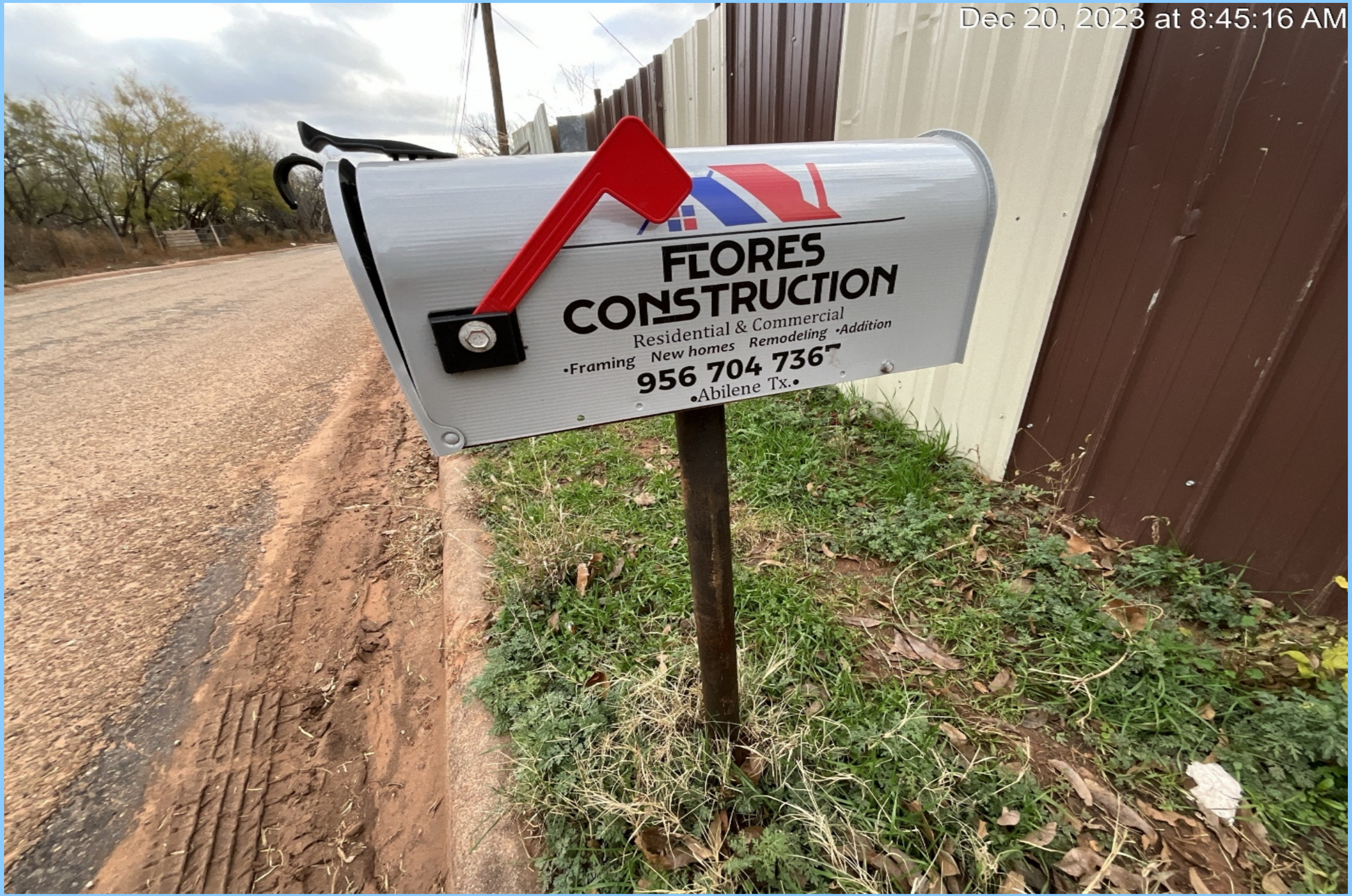
Mar 25, 2024 at 9:00:32 AM

FLORES CONSTRUCTION
956 704 7367

March 25, 2024


Mar 25, 2024 at 8:58:45 AM

Owner is in the Construction Industry


Dec 20, 2023 at 8:45:16 AM
FLORES
CONSTRUCTION
Residential & Commercial
•Framing New homes Remodeling •Addition
956 704 7367
•Abilene Tx.•

Timeline of Events

- **May 2, 2023 –** Stop Work order sticker notices placed on the property fence due to new construction on a vacant, residential lot taking place without a permit.
- **May 11, 2023** – Started case for new construction without a permit and sent notice to the property owner by regular mail.
- **May 23, 2023** – No contact from owner. Sent notice of violation to property owner by certified mail.
- **June 2, 2023** – Made contact with the property owner. Explained that he needed to stop work and obtain a permit prior to restarting. He asked how to obtain a permit **(property owner is in the construction industry and is the owner of Flores Construction which is not registered with the City of Abilene)**
- **June 29, 2023** – Inspected property. Observed the stop work order notice was removed from the fence and there was now a second structure being built. No permit applied for. **Placed stop work order notices on property for the second time.**
- **June 30, 2023** – Criminal complaint was filed with municipal court to address construction without permit.
- **July 5, 2023** – Inspected property. Both stop work order sticker notices were removed. The Stop Work Order sticker notice specifically states "This notice shall not be removed except by the Building inspections Division."
- **July 5, 2023** – Property owner came into city hall, spoke to code officer as well as representative from the zoning department and was explained all of the requirements to get a permit.
- **July 12, 2023** – Additional work on the structures has been completed. **Posted stop work order notice at the property for the third time.**
- **July 27, 2023** - Stop Work Order notice signed by Building Official sent to property owner by regular and certified mail.
- **August 9, 2023** – Spoke to translator for property owner and explained permitting requirements.
- **September 14, 2023** – A substantial amount of new work was completed on the property. Filed criminal complaint with municipal court for property owner's failure to comply with stop work order.

Timeline of Events

- **September 18, 2023 – Permit applied for.**
- **September 19, 2023** – Applicant met with Planning and Zoning. P&Z requirements were explained to the property owner. **Permit was denied**. Permit can be reapplied for if zoning requirements can be met.
- **October 10, 2023** – Condemnation case opened due to continuation of work after several stop work order notices posted, verbal instructions to stop work were given to the owner, and stop work order was sent to property owner.
- **October 13, 2023** – Sent condemnation notice to owner.
- **October 18, 2023** – Met with owner at city hall. Explained permitting requirements. He also met with a zoning rep so they could explain why the permit was denied and what he could try to do to meet requirements.
- **December 12, 2023** – Property owner came into City Hall and met with Planning and Zoning. He was instructed again on what he needs to do to meet zoning requirements.
- To meet zoning requirement he needs to plat, obtain a foundation form board survey due to structure possibly not meeting set back requirements. If these requirements cannot be met, he has to move the structure (and slab) or demolish. For the Building Inspections side, he needs to provide various plans including a foundation plan. Since the foundation has already been completed, an engineer's approval is required for the foundation and existing structure.
- **December 18, 2023** – Owner is now in the process of plat review.
- **January 3, 2024 – Board hearing - Board ordered 60-days to obtain all permits and provide a plan of action and cost estimates and if this is done 30-days to obtain rough-in inspections.**

Timeline of Events

- **January 3, 2024** – P&Z reviewed the plat request and asked for some clerical changes to be made and also requested that the owner **remove the unfinished one-story house from the lot.**
- **January 31, 2024** – Property owner and translator came into city hall to discuss requirements for permit. I gave them a print out of the reasons the permit was denied and what he needs to do.
- **February 23, 2024** – Provided that same list of requirements by email to the friend/translator of the property owner.
- **March 5, 2024** – Notice of April hearing posted at the property.
- **March 12, 2024** – Contacted person assisting owner to ask for an update.
- **March 18, 2024 –** Notice of April hearing sent to owner.
- **March 25, 2024** – No response from person assisting owner on getting update. Sent another request for update.
- Inspected property, observed at least a dozen cars and several trailers parked on non-paved surface on the residential lot. Property also has unauthorized fence that needs to be removed.

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 1413 Delano St. presentation

CITY OF
ABILENE
TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000052: 300 Wall St. (AUTOMATION INDUSTRIES, LOT 1-3 REP, & STREET, ACRES 18.7561, TAYLOR COUNTY, TEXAS), Owner: 300 Wall Street LLC A Delaware LLC**

GENERAL INFORMATION

Owner: 300 Wall Street LLC A Delaware LLC
Sq Ft: 274,521
Structural: OK
Foundation: OK
Value: $2,554,332
Total Value: $2,743,936
Delinquent Tax: $90,359

SPECIAL CONSIDERATIONS

September 20, 2019 – Property mowed by city
July 30, 2020 – Property mowed by city
February 10, 2022 – Alerted of problematic structure by APD. Structure was broken into and unsecured. Some activity taking place was juveniles caught with firearms, property used as hangout for vagrants and drug use, copper theft. Windows, door and fences found to be unsecured, and damaged.
March 8, 2022 – Property was secured by city contractor.
April 19, 2022 – Property cleaned up by city contractor.
January 22, 2023 – Property mowed by city.
August 2, 2023 – Property mowed by city.
January 11, 2024 – Affidavit of condemnation recorded at county clerk.
January 16, 2024 – Condemnation notice and 30-60 sent to property owner.

March 8, 2024 – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention from Law Enforcement and Code Compliance.
March 18, 2024 – Notice of April hearing sent to property owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 3, 2024.

ATTACHMENTS:

1.	20240403_24-000052_300 Wall St	20240403_24-000052_300 Wall St.pptx

Case #24-000052

300 Wall 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 Special Warranty Deed naming **300 Wall Street, LLC** as owner

- **TAYLOR COUNTY** – Shows **300 Wall Street, LLC** to be the owner.

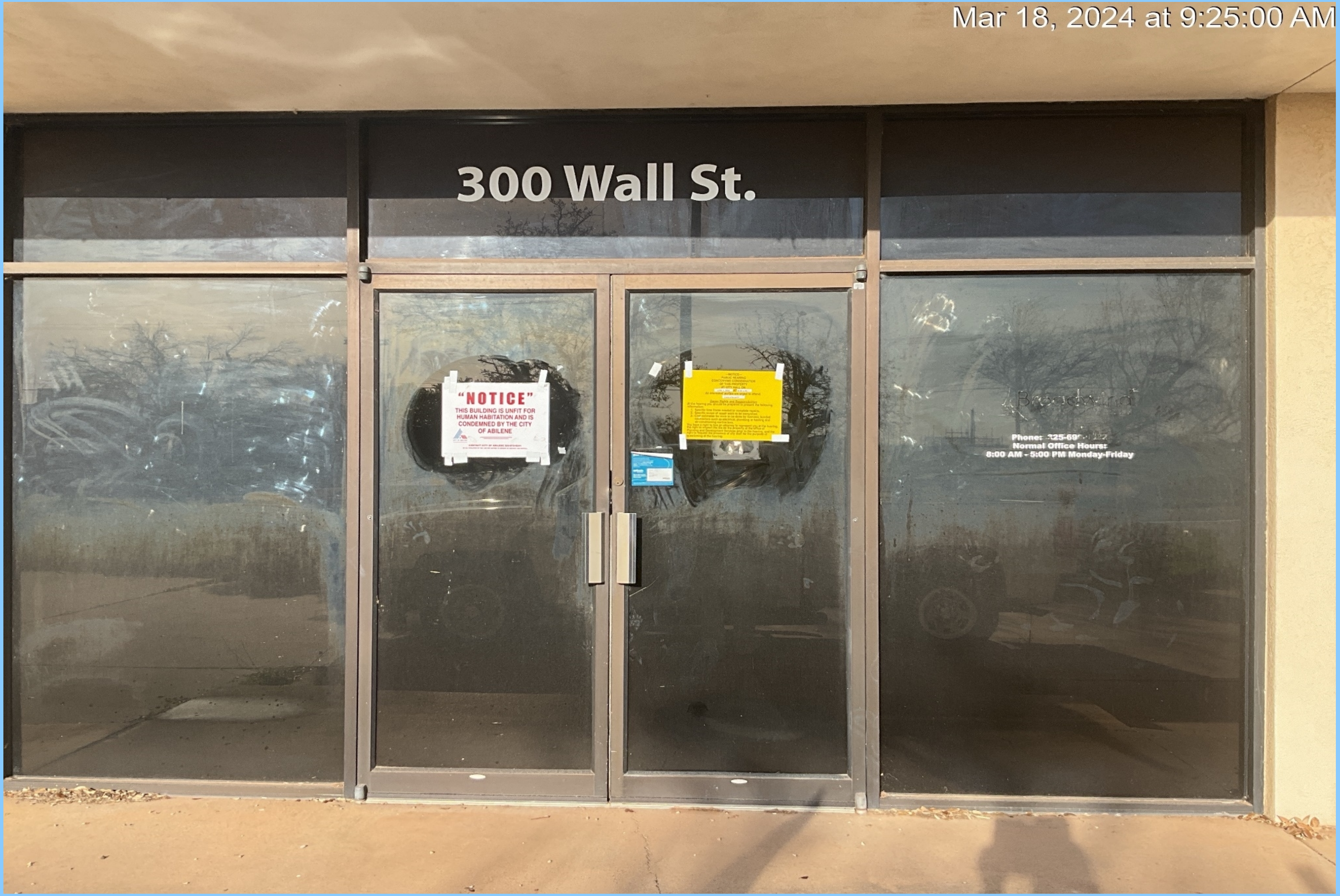
- **SECRETARY OF STATE** – LLC withdrawn May 9, 2011

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

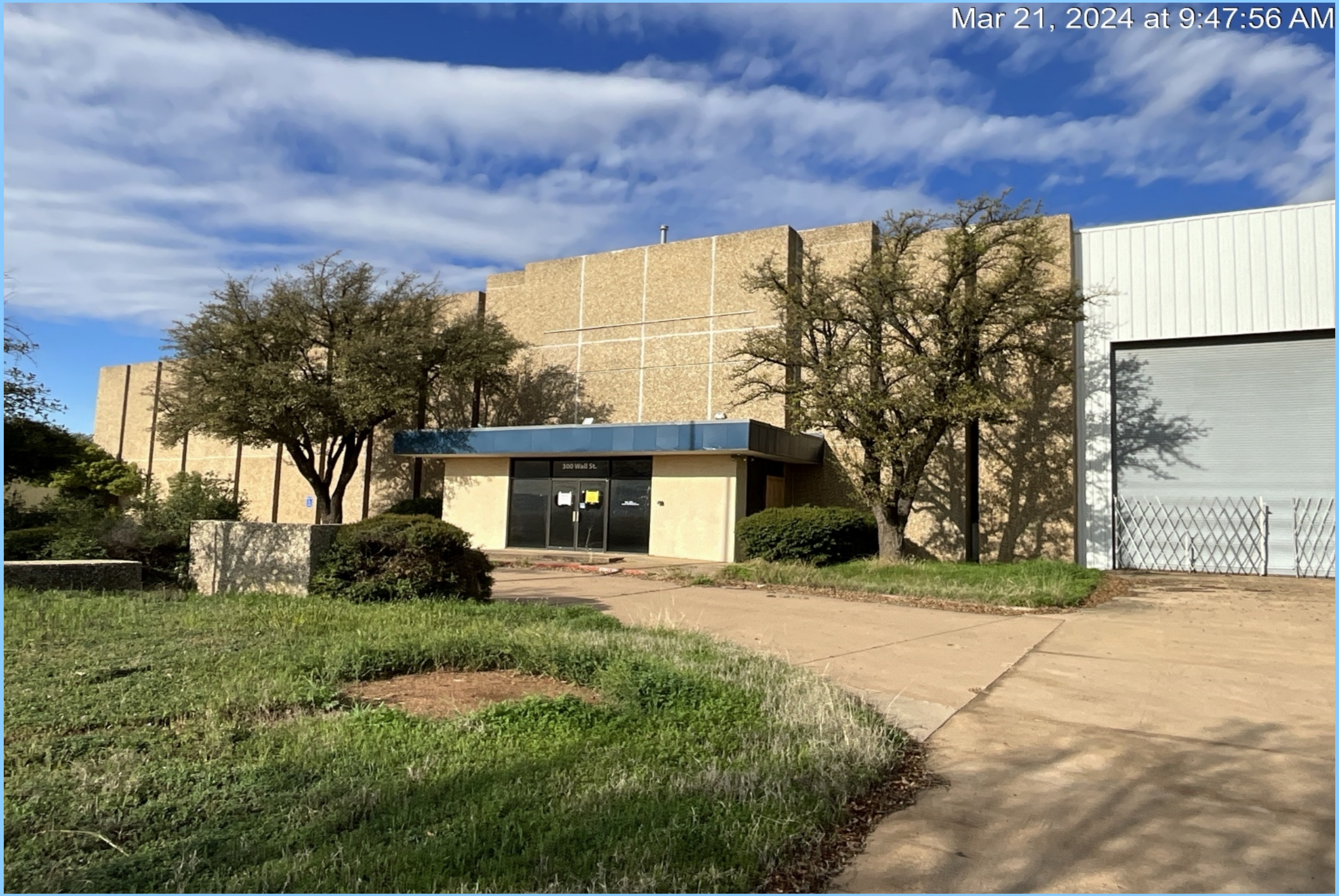
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2012

- Search reveals **300 Wall Street, LLC** to be the owner.

Public Notice


Mar 18, 2024 at 9:25:00 AM
300 Wall St.
"NOTICE"
THIS BUILDING IS UNFIT FOR HUMAN HABITATION AND IS CONDEMNED BY THE CITY OF ABILENE
—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
Phone:
Normal Office Hours:
8:00 AM - 5:00 PM Monday-Friday

Front East Side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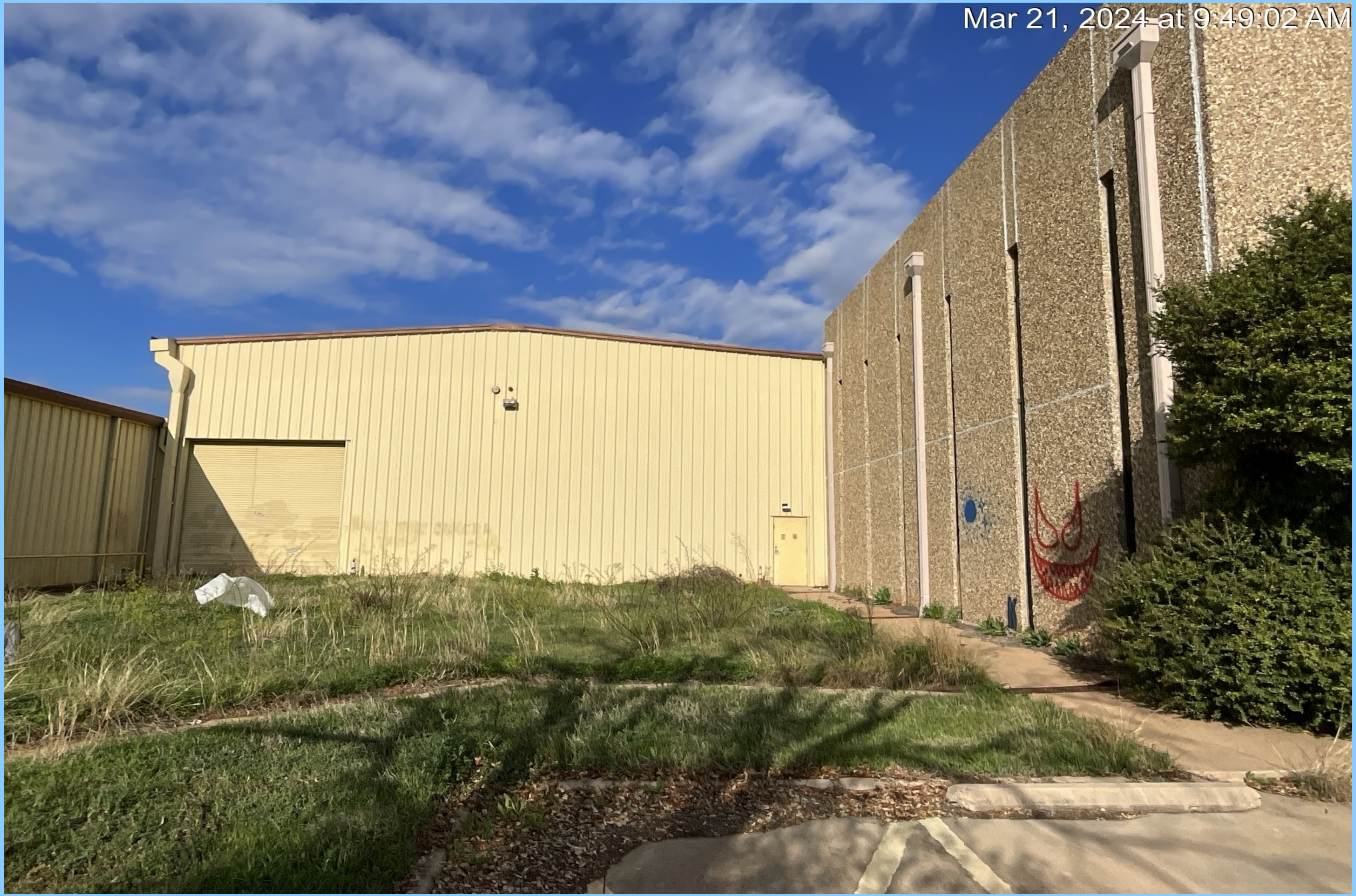
300 Wall St.

Front East Side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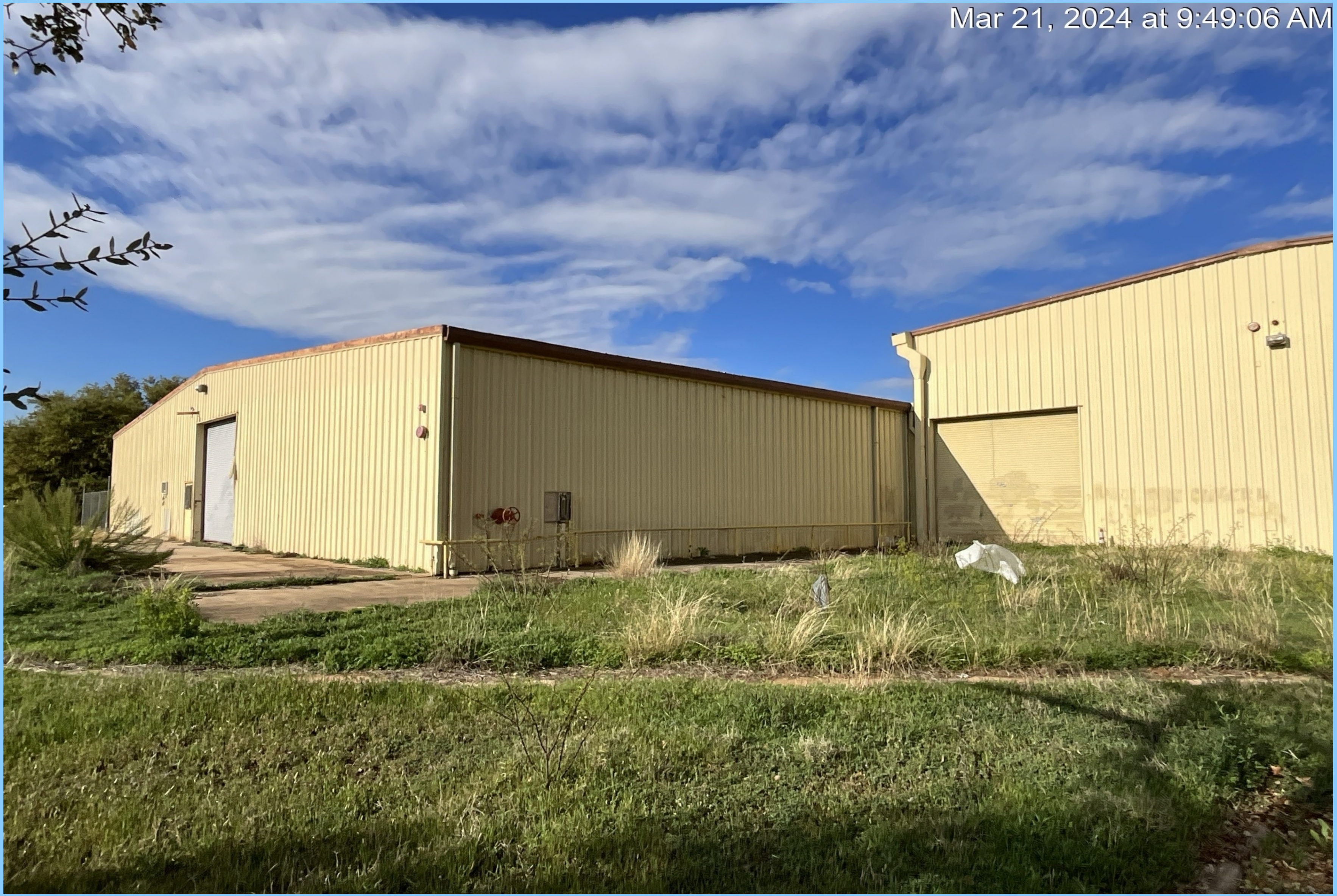
Front East Side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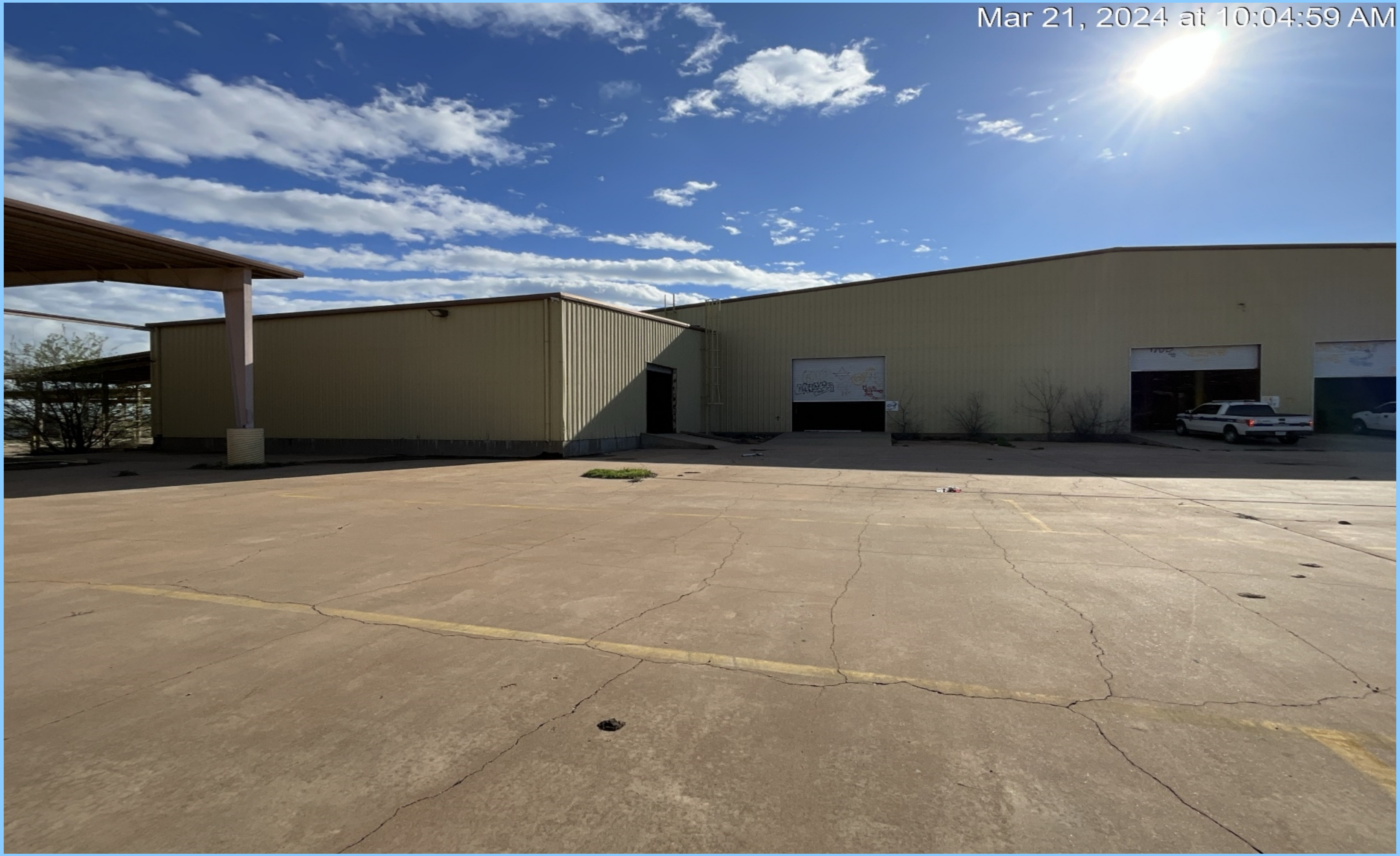
Rear West Side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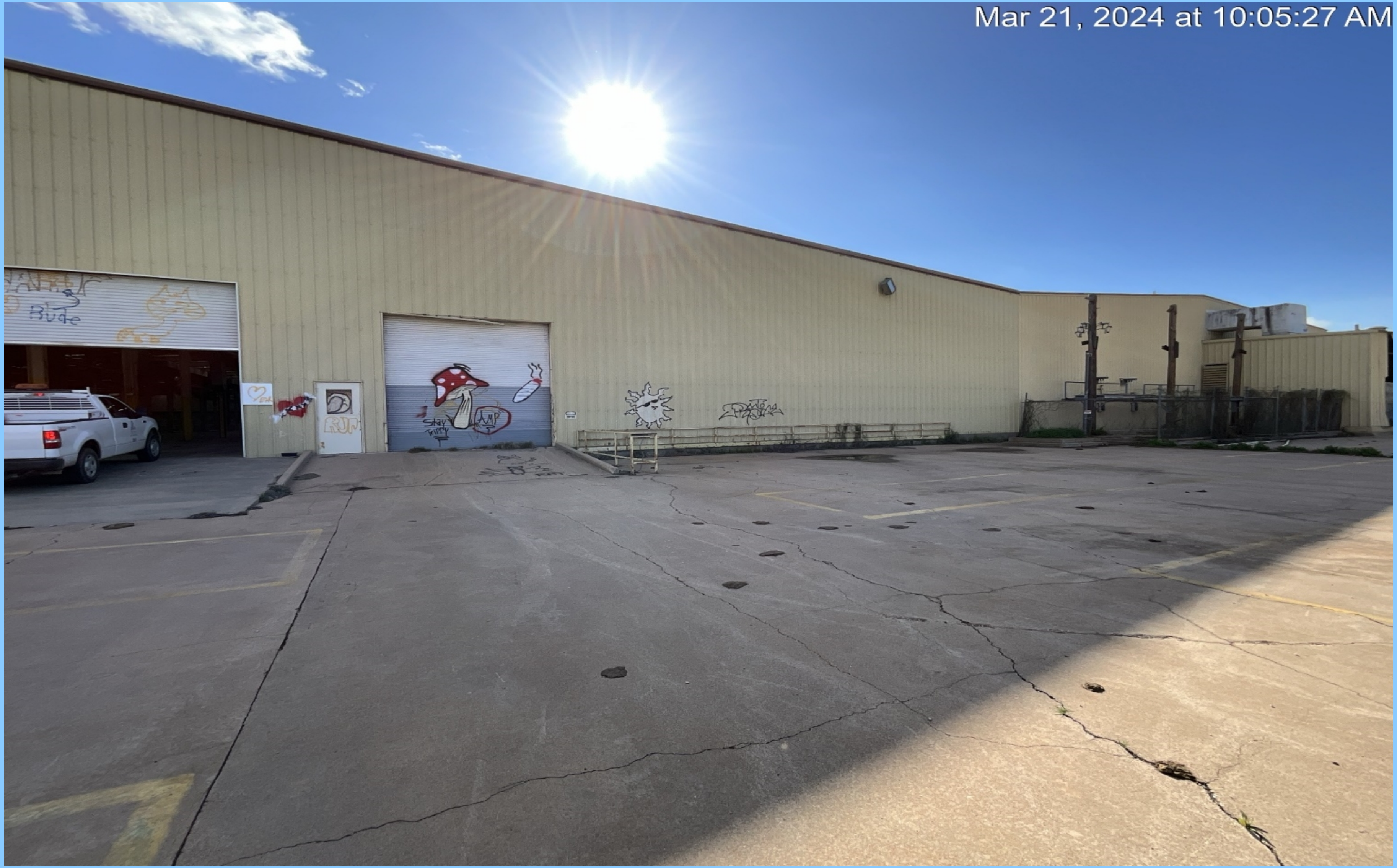
Rear West Side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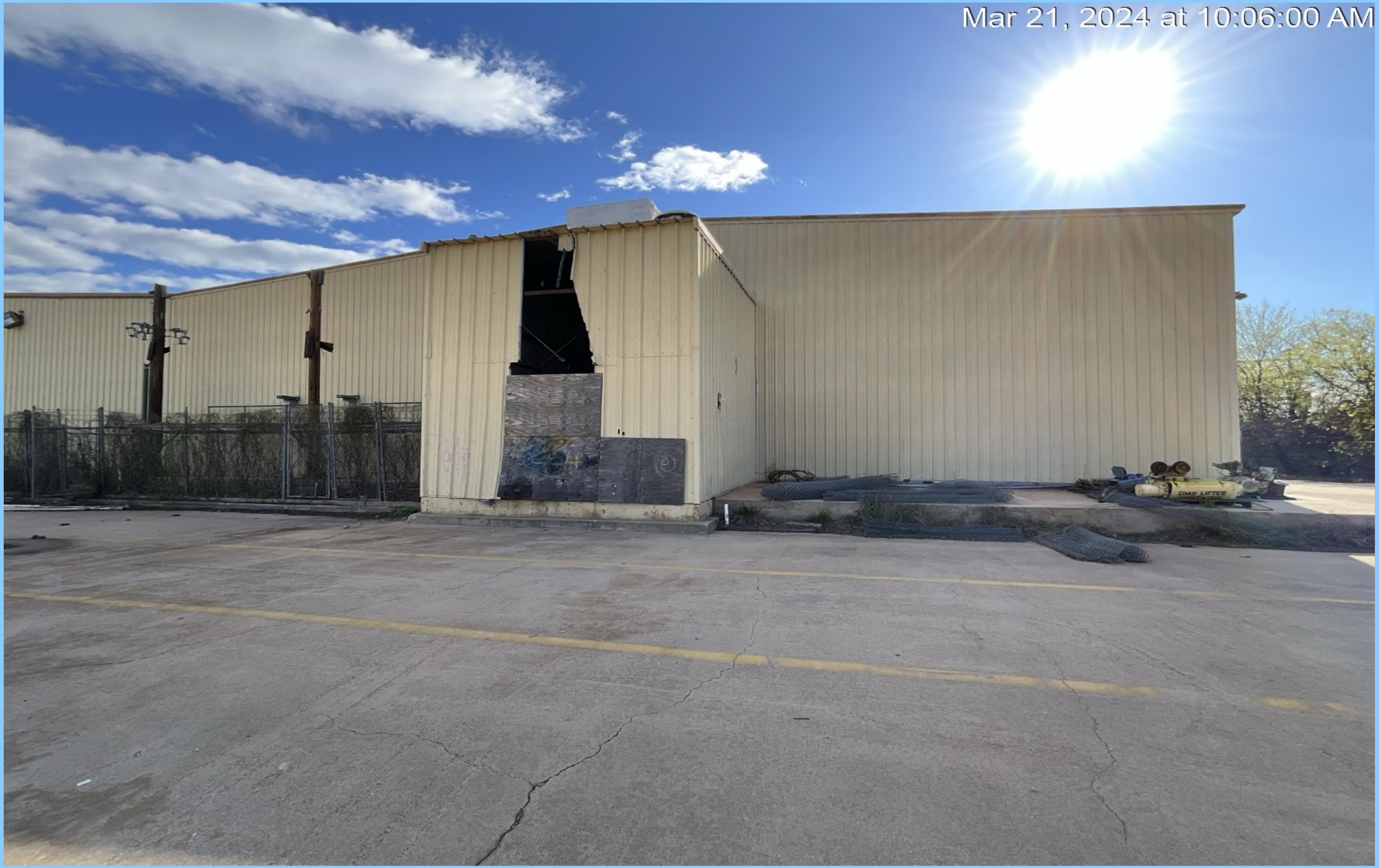
Rear West Side



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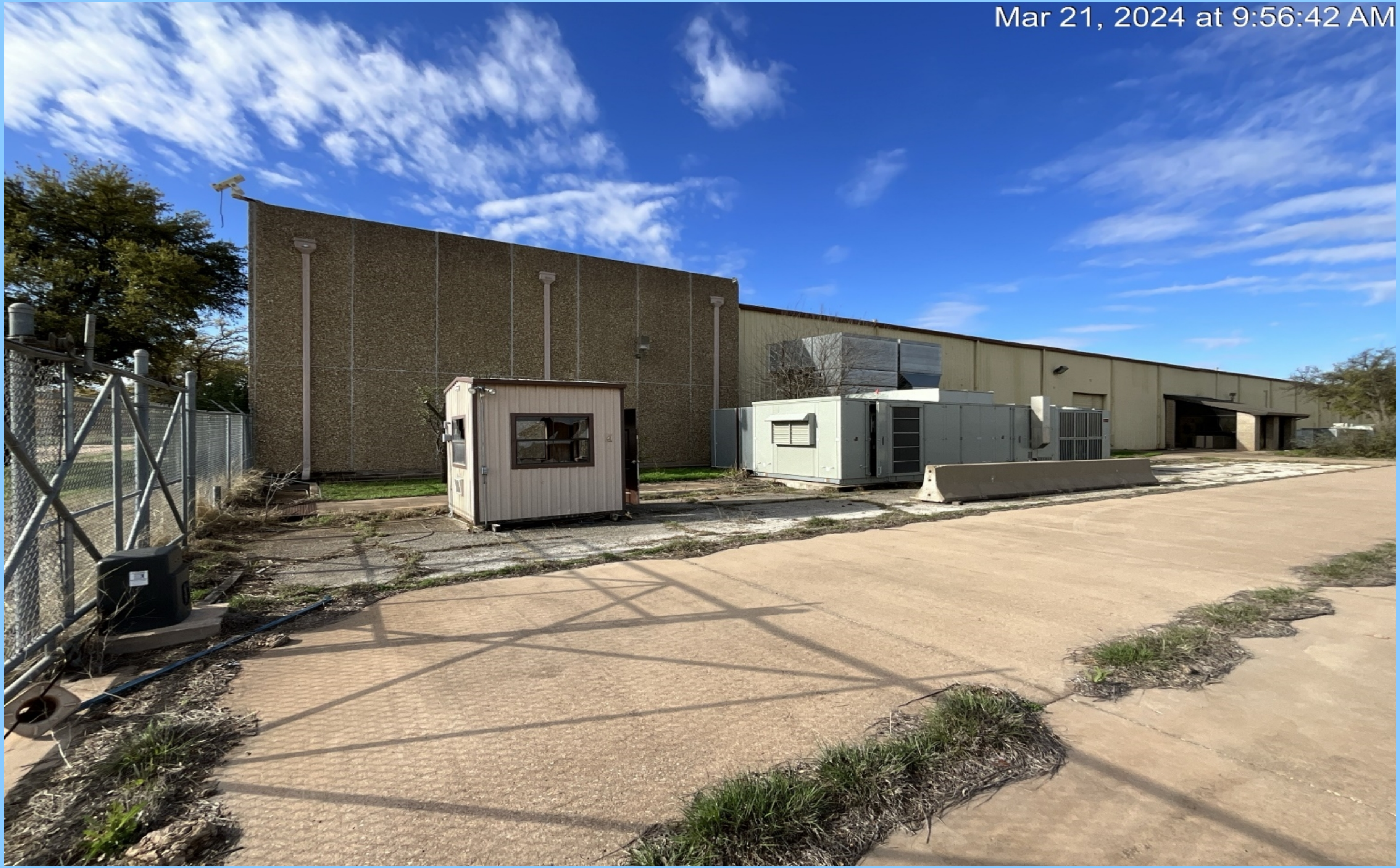
North Side



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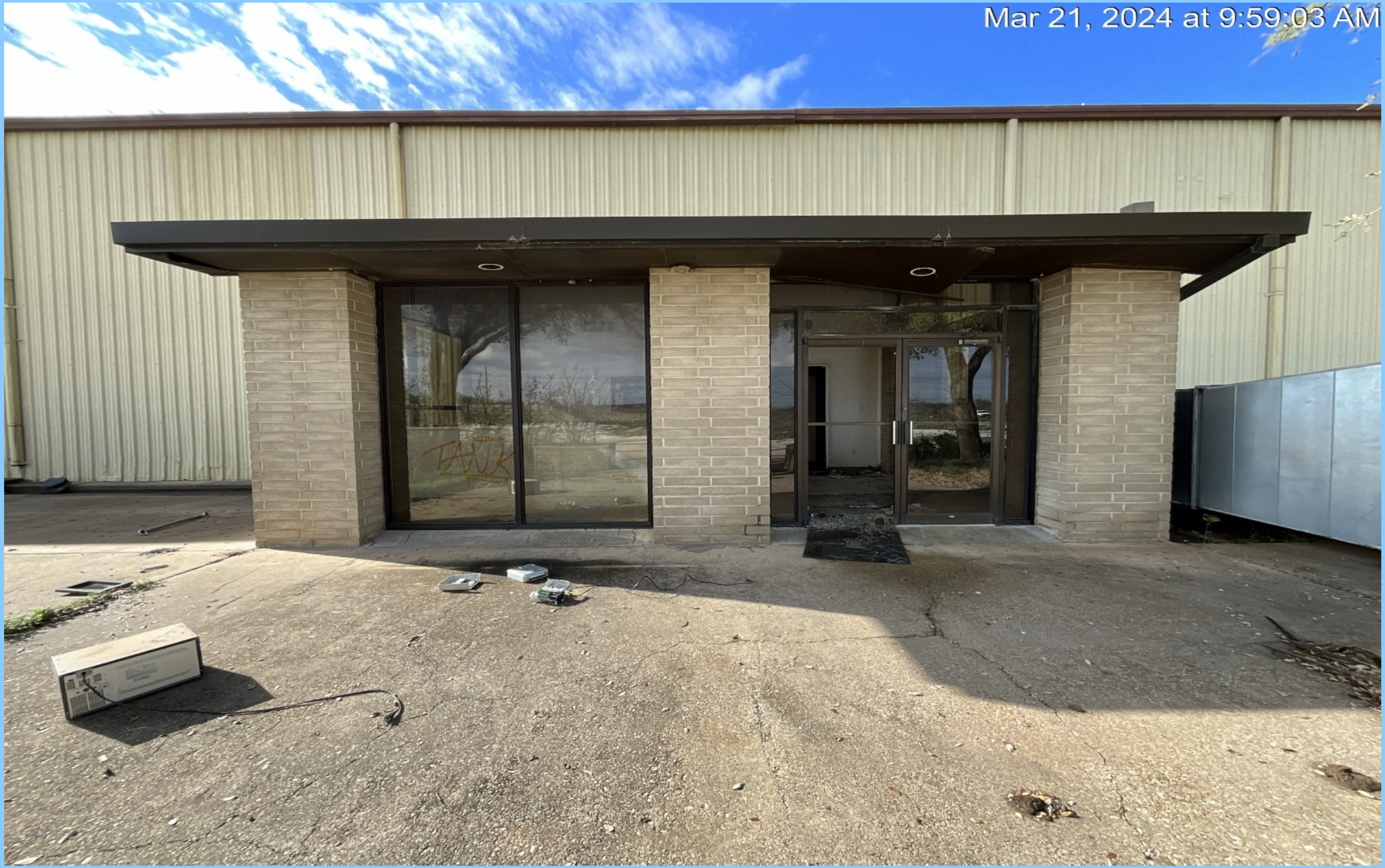
North Side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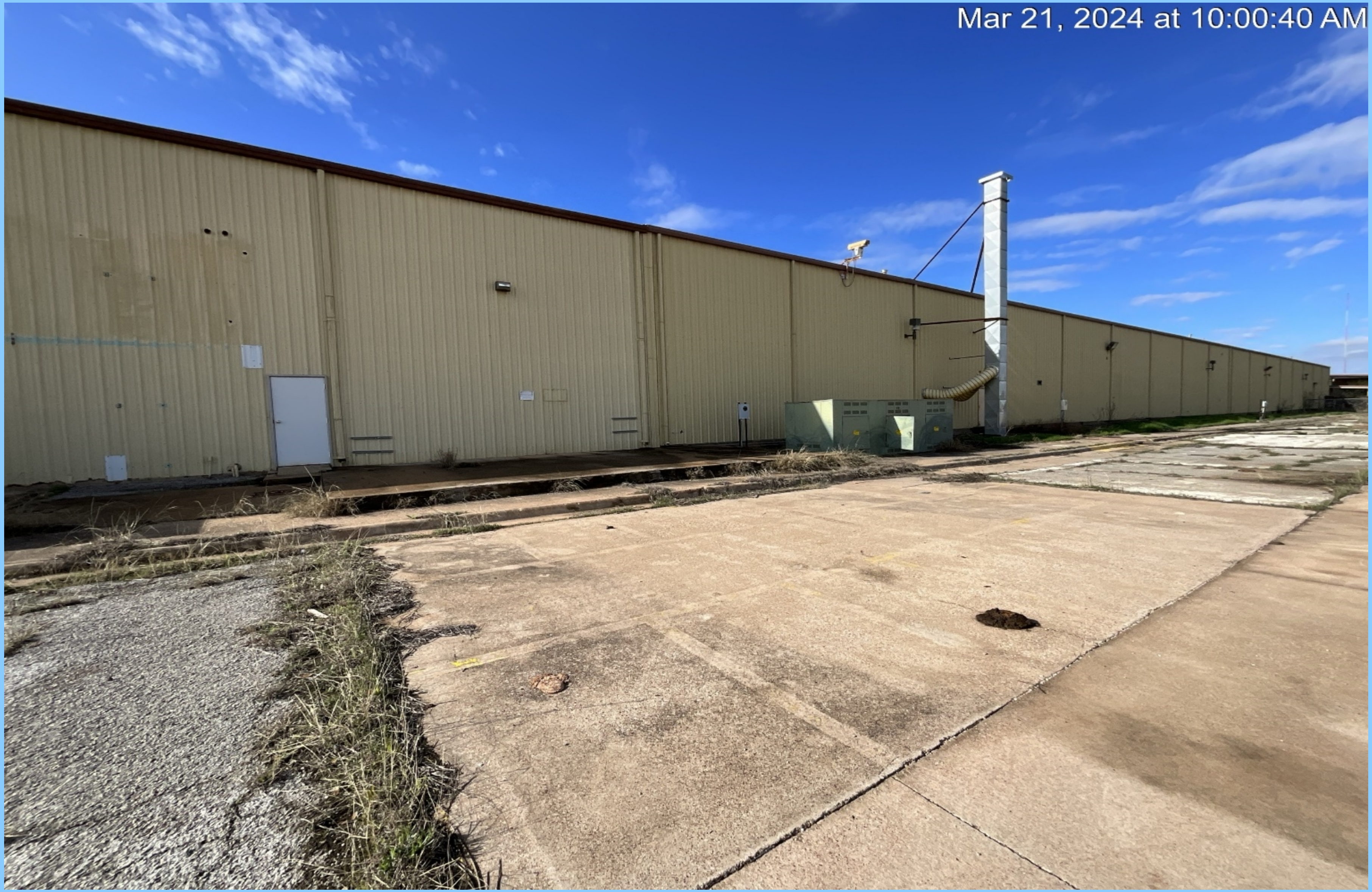
TANK

North Side



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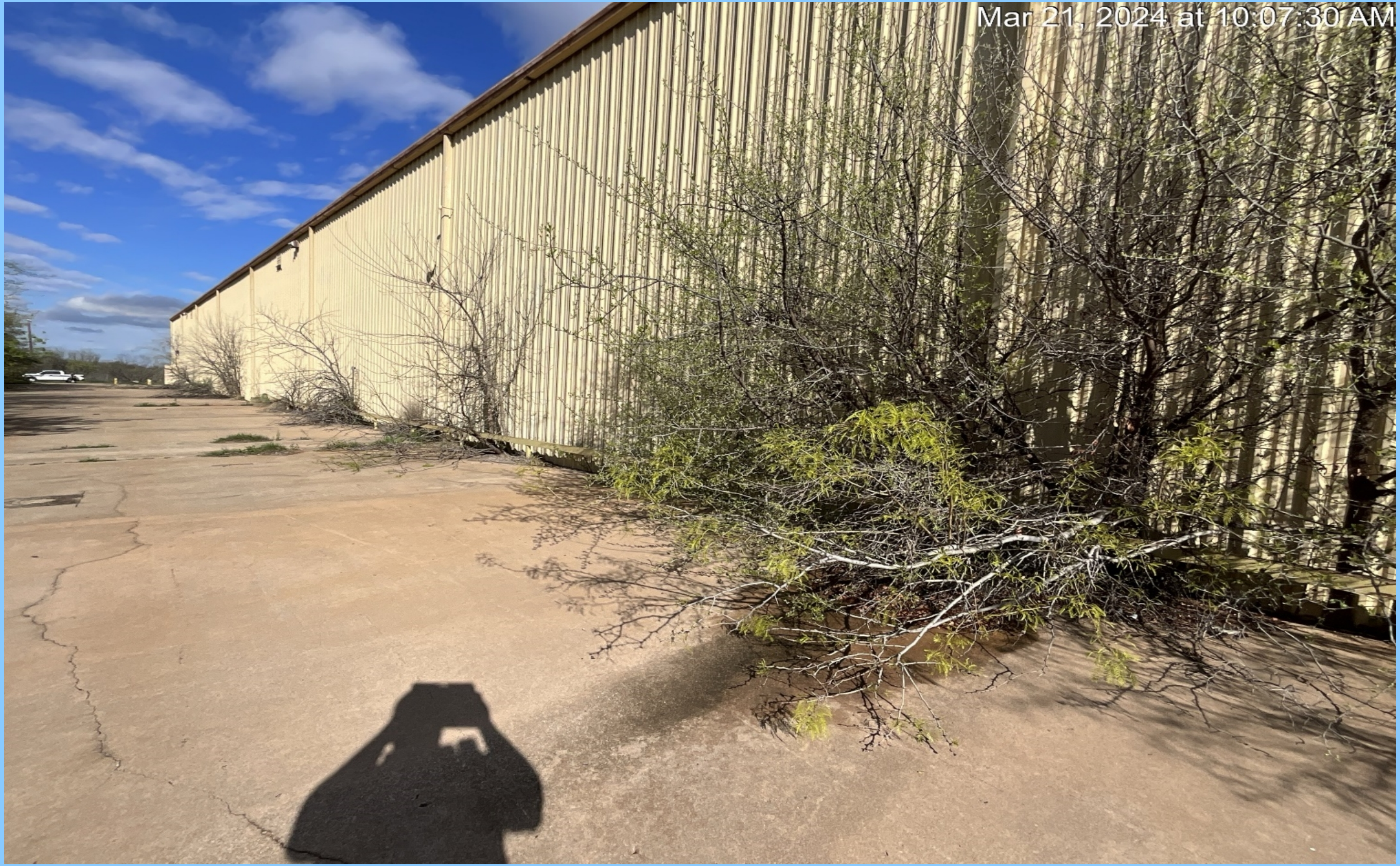
South Side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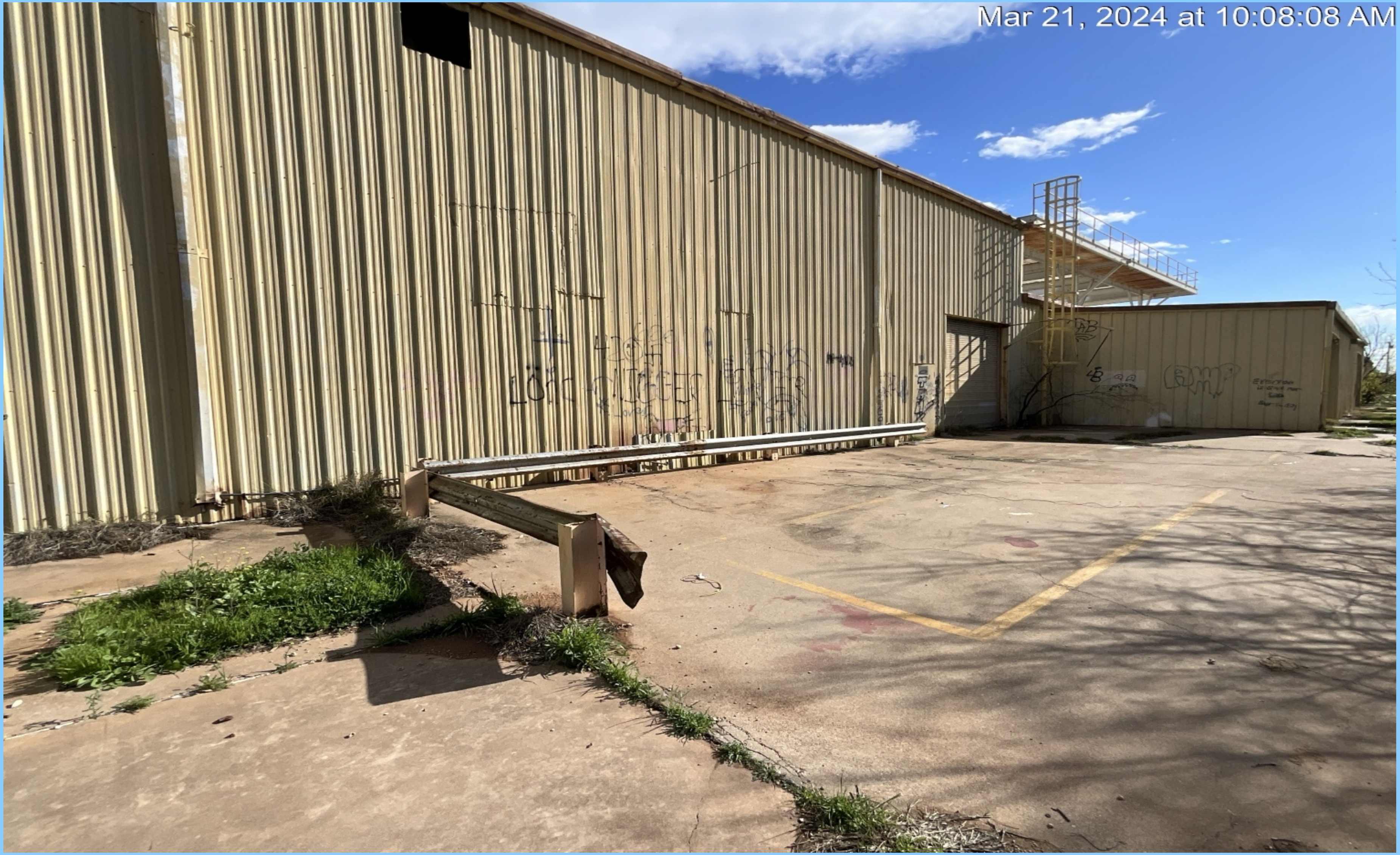
South Side



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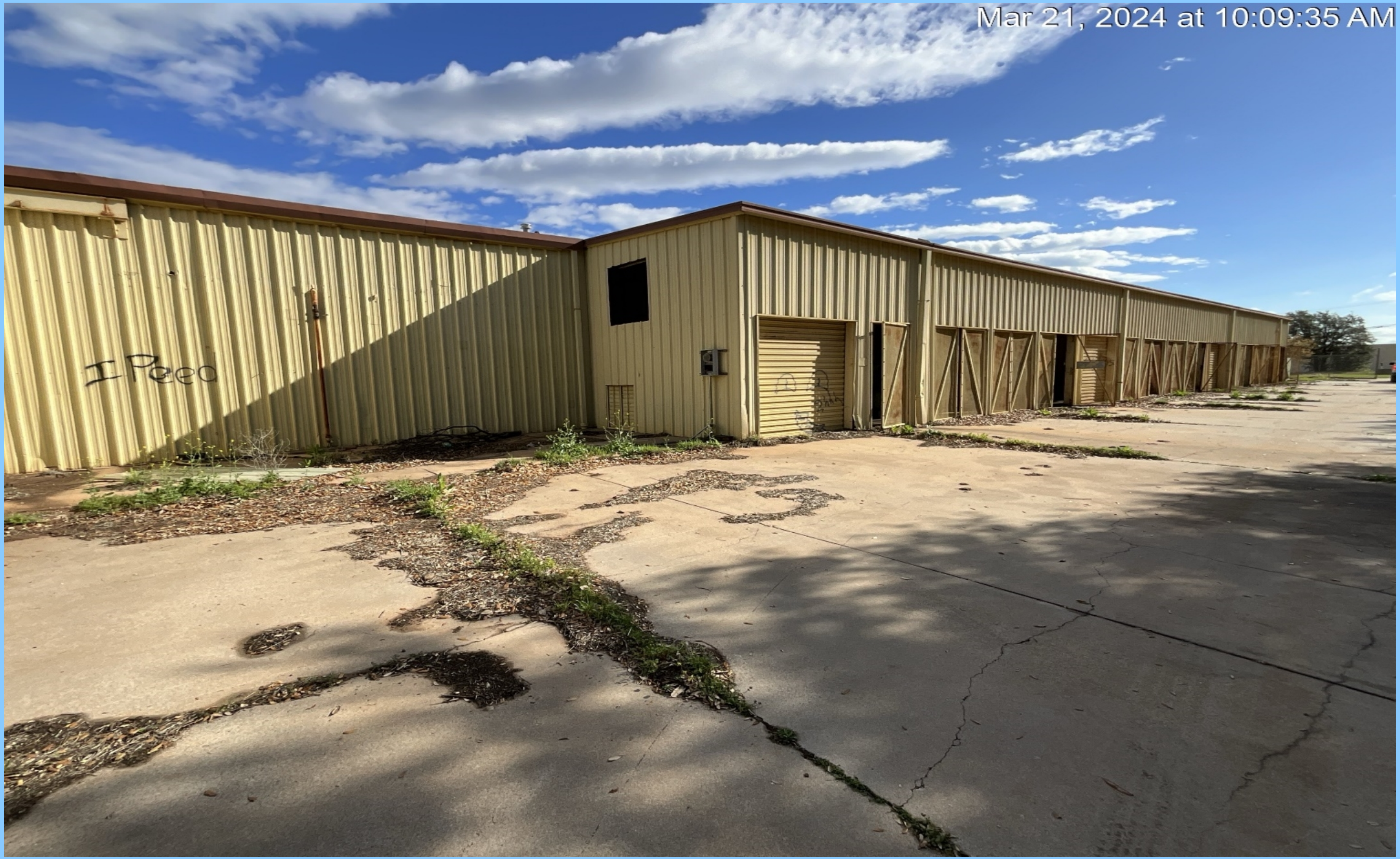
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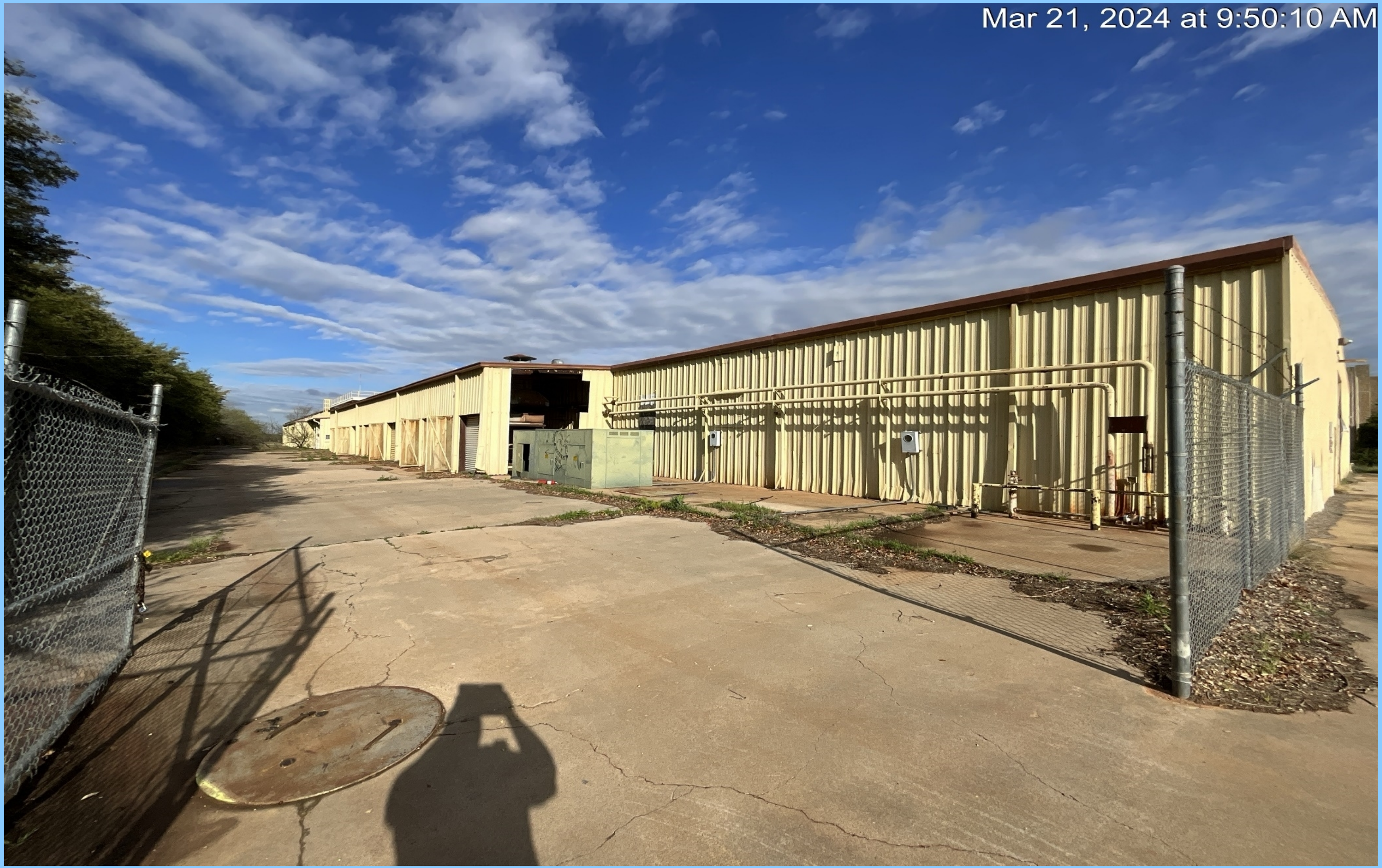
I Peea

South Side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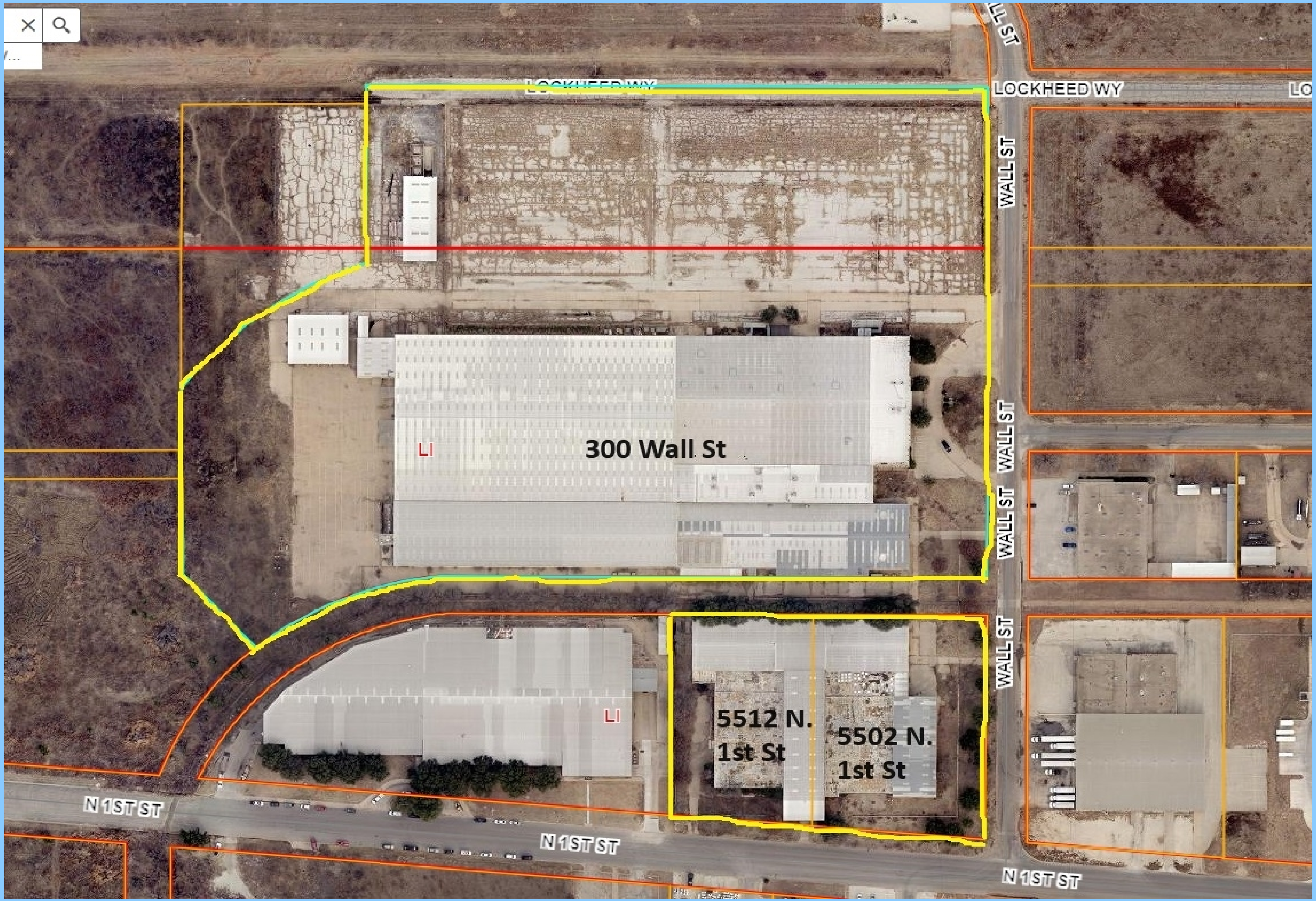
Top View


LOCKHEED WY
LOCKHEED WY
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300 Wall St
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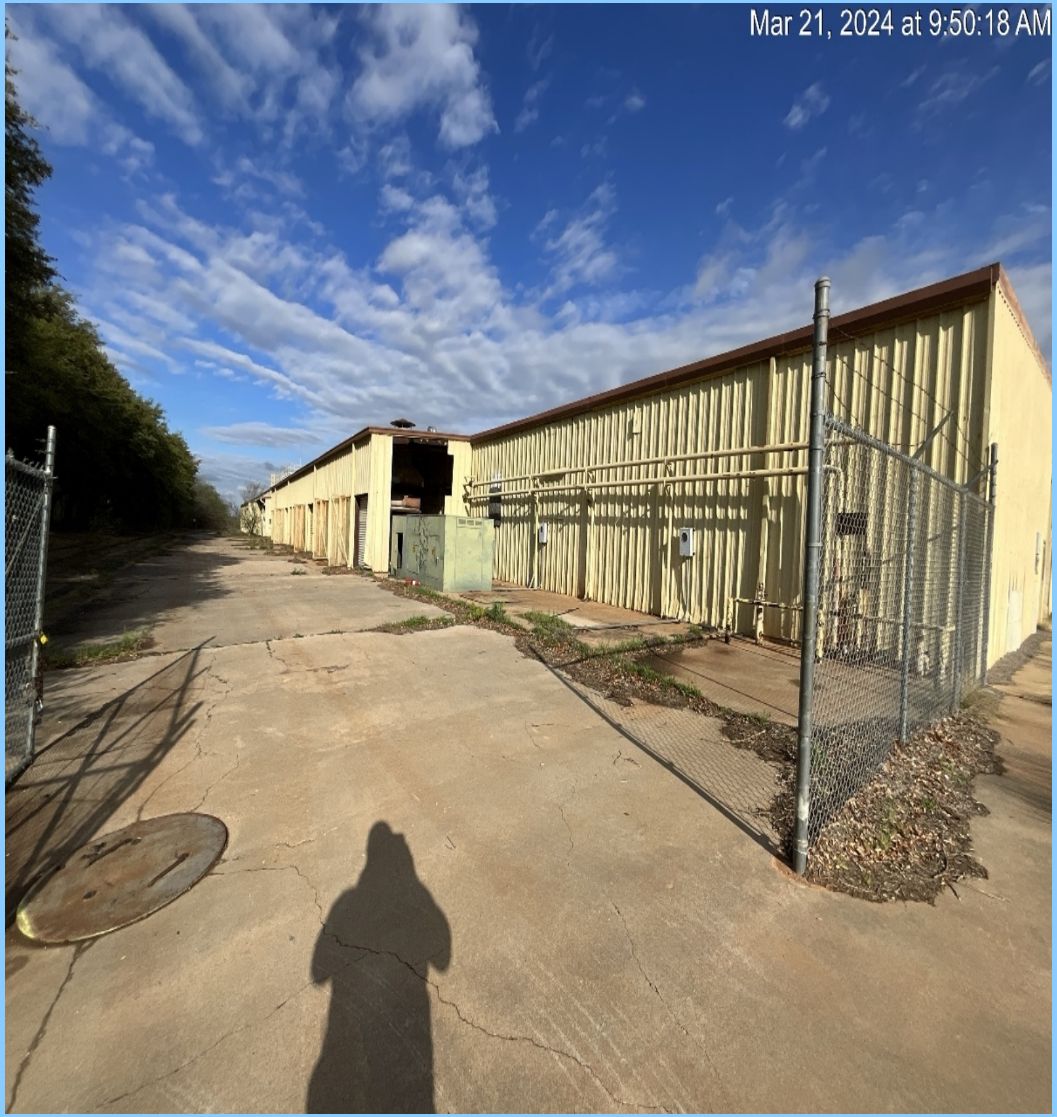
5512 N. 1st St
5502 N. 1st St
N 1ST ST
N 1ST ST
N 1ST ST

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)

Inadequate Security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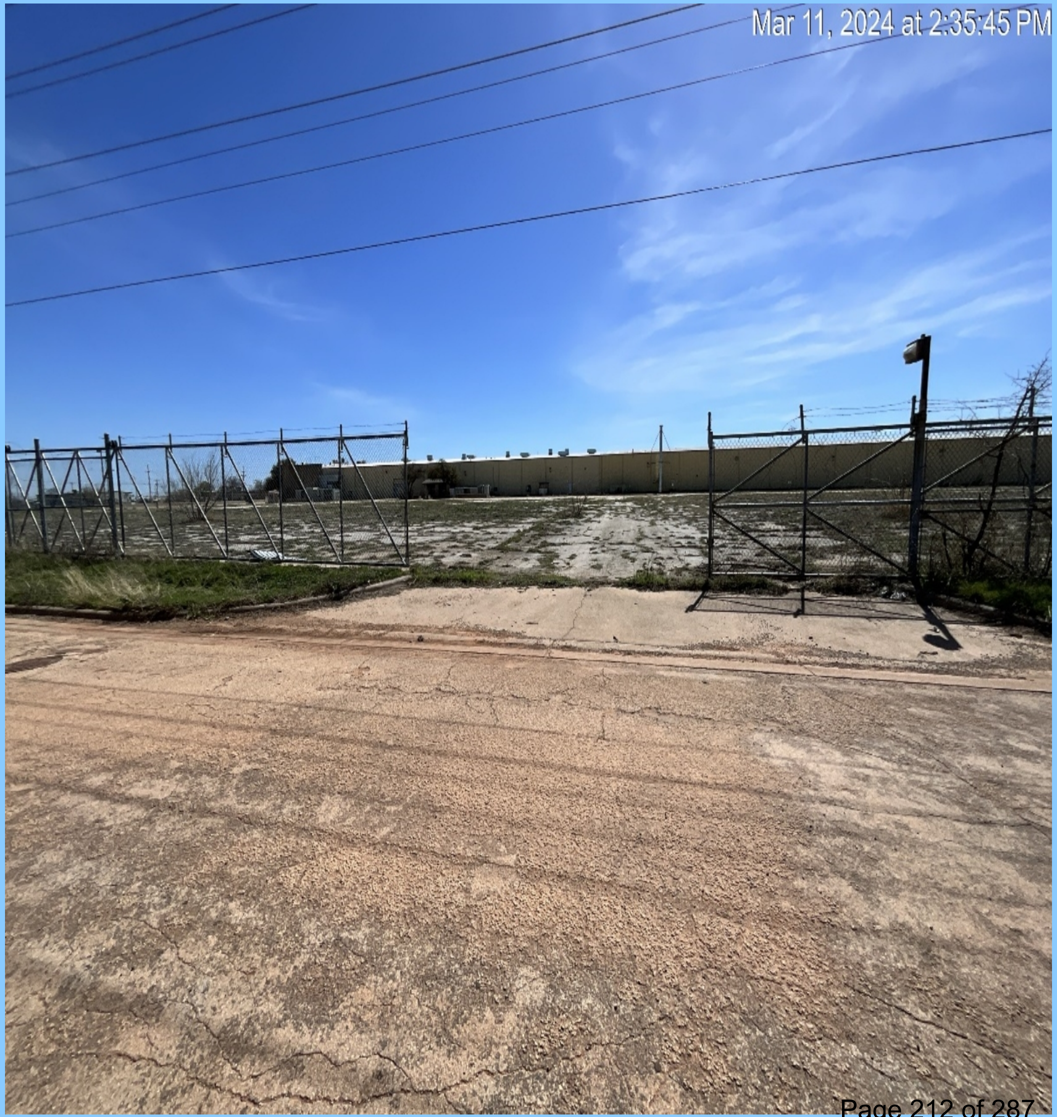
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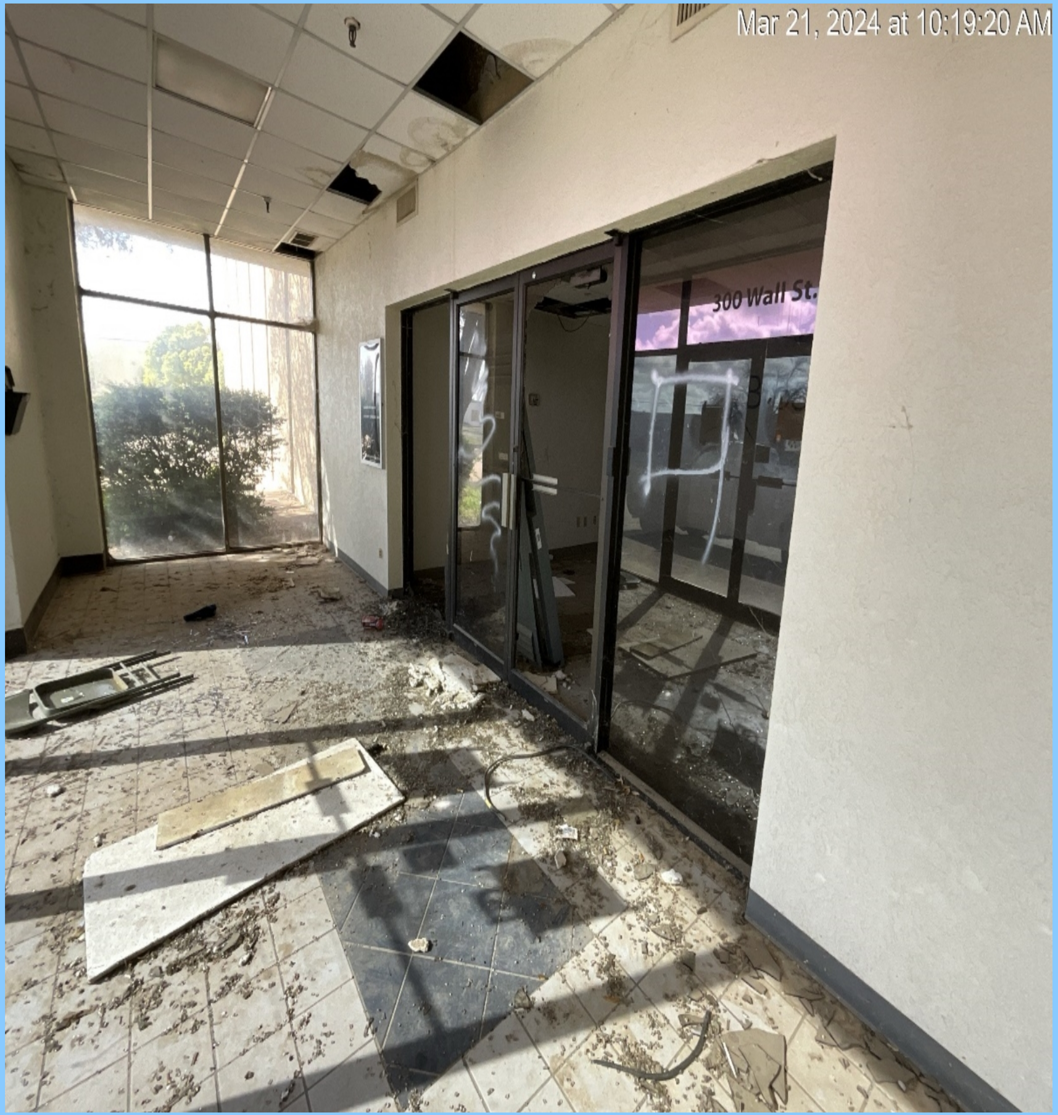
Front and Side Entrance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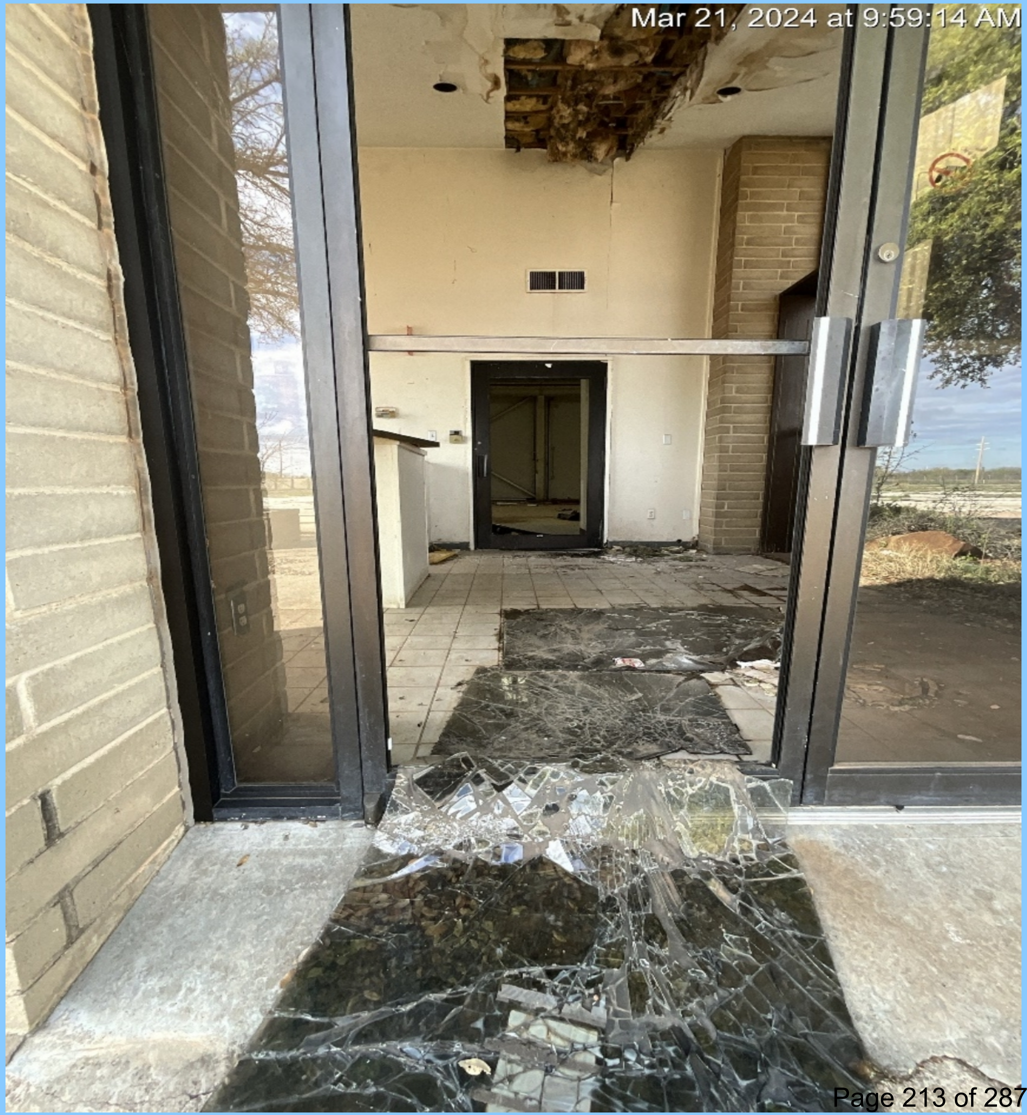
300 Wall St.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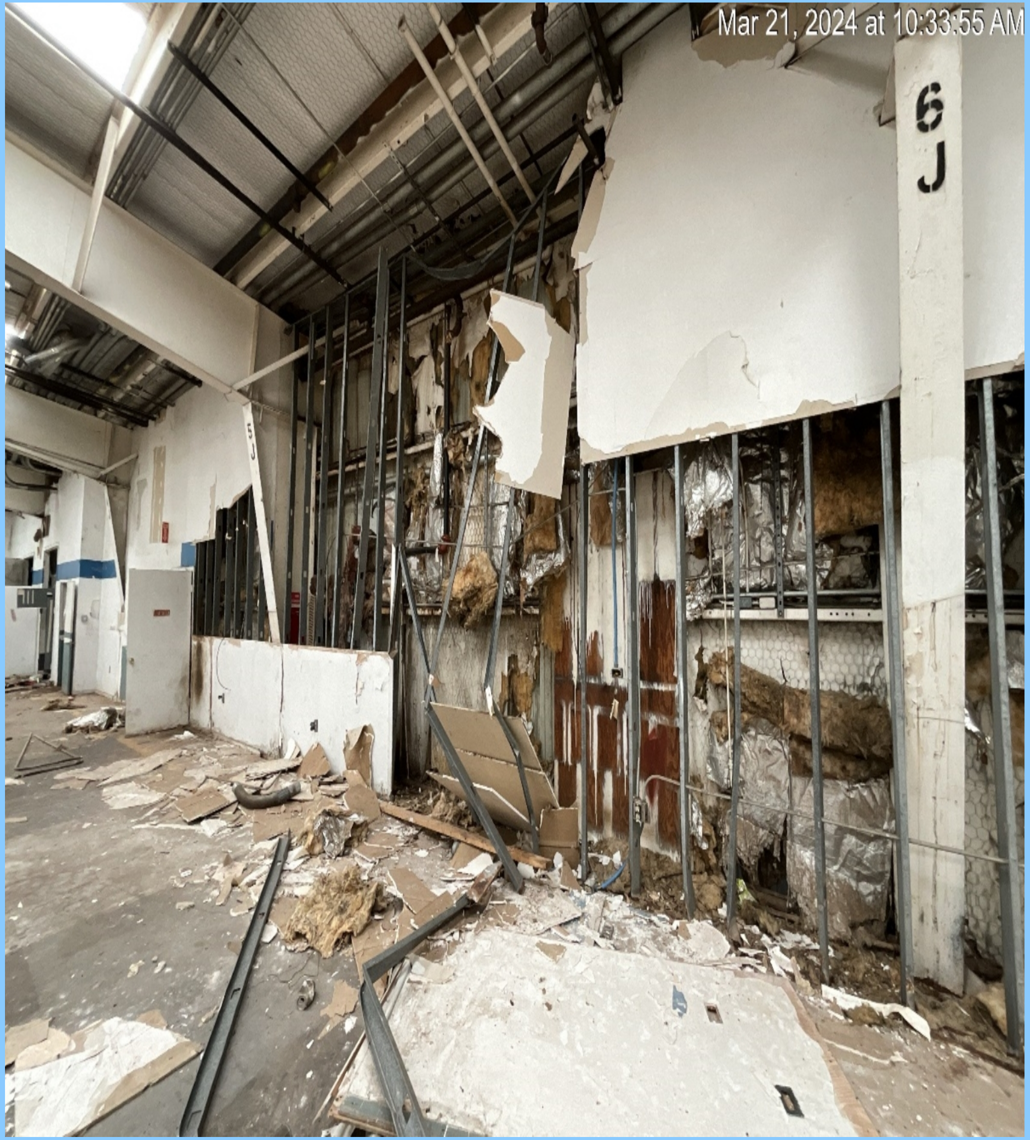
Structural / Electrical Hazard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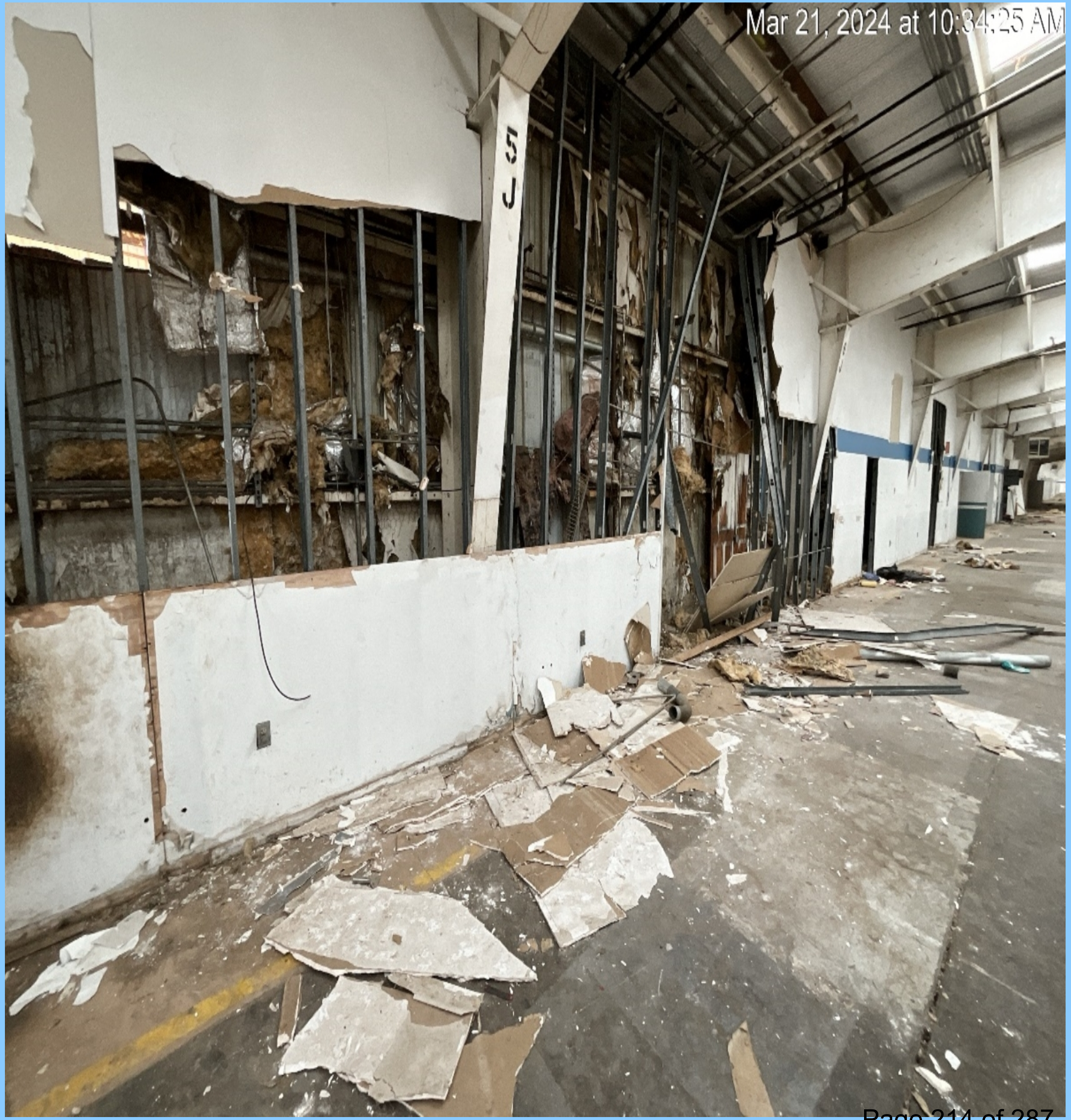
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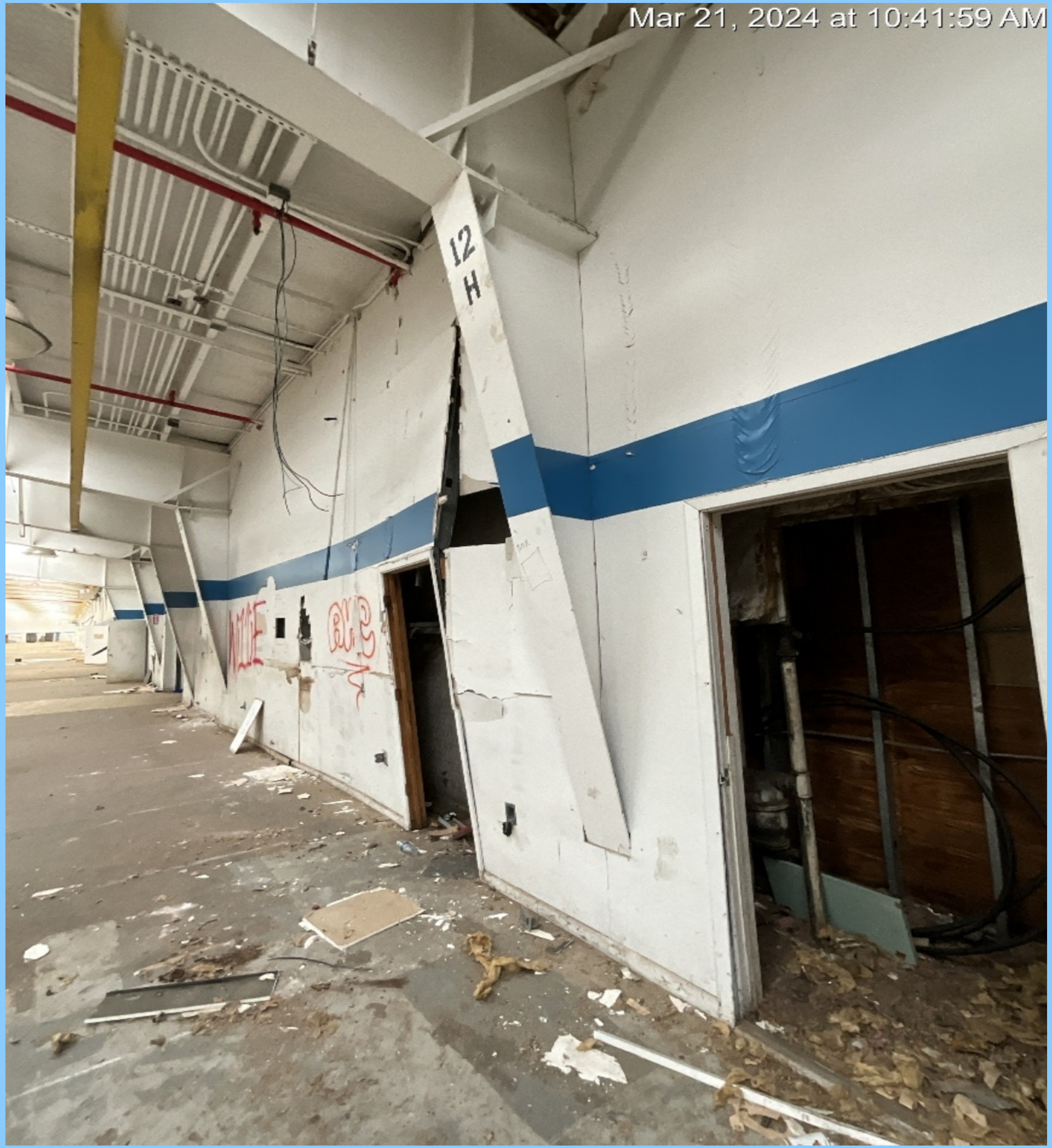
Hazardous Structural/Faulty Weather Protection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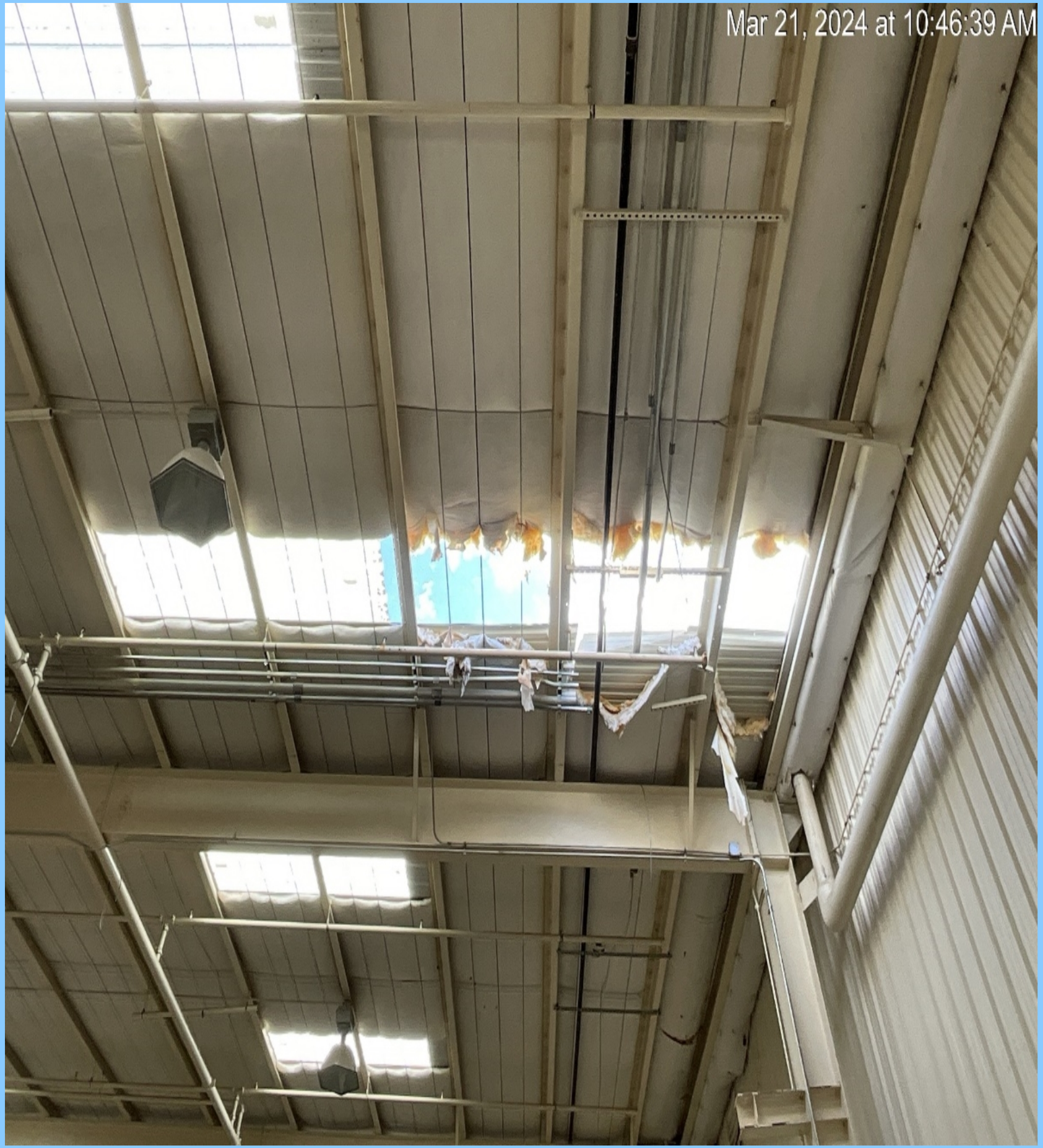
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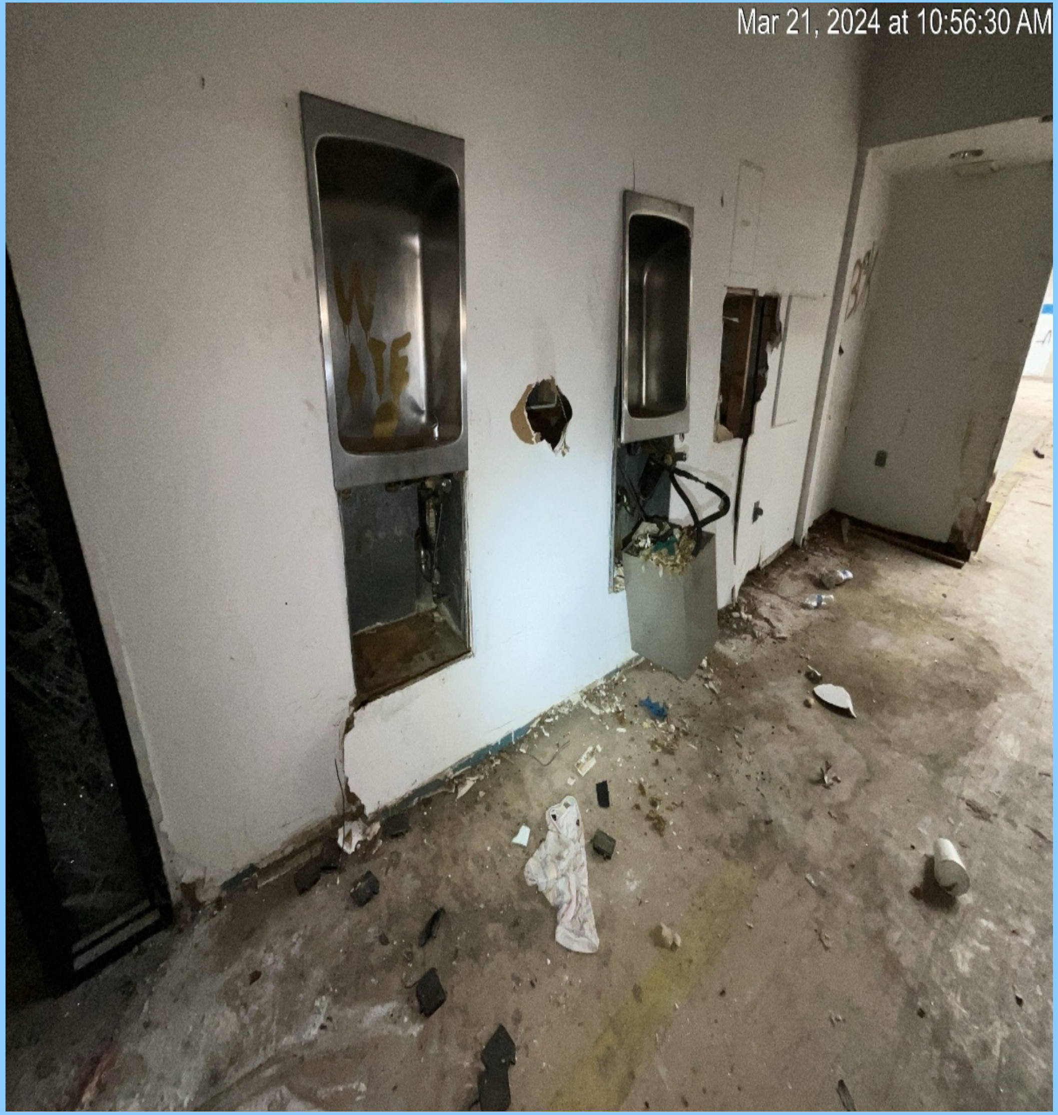
Inadequate Sanitation



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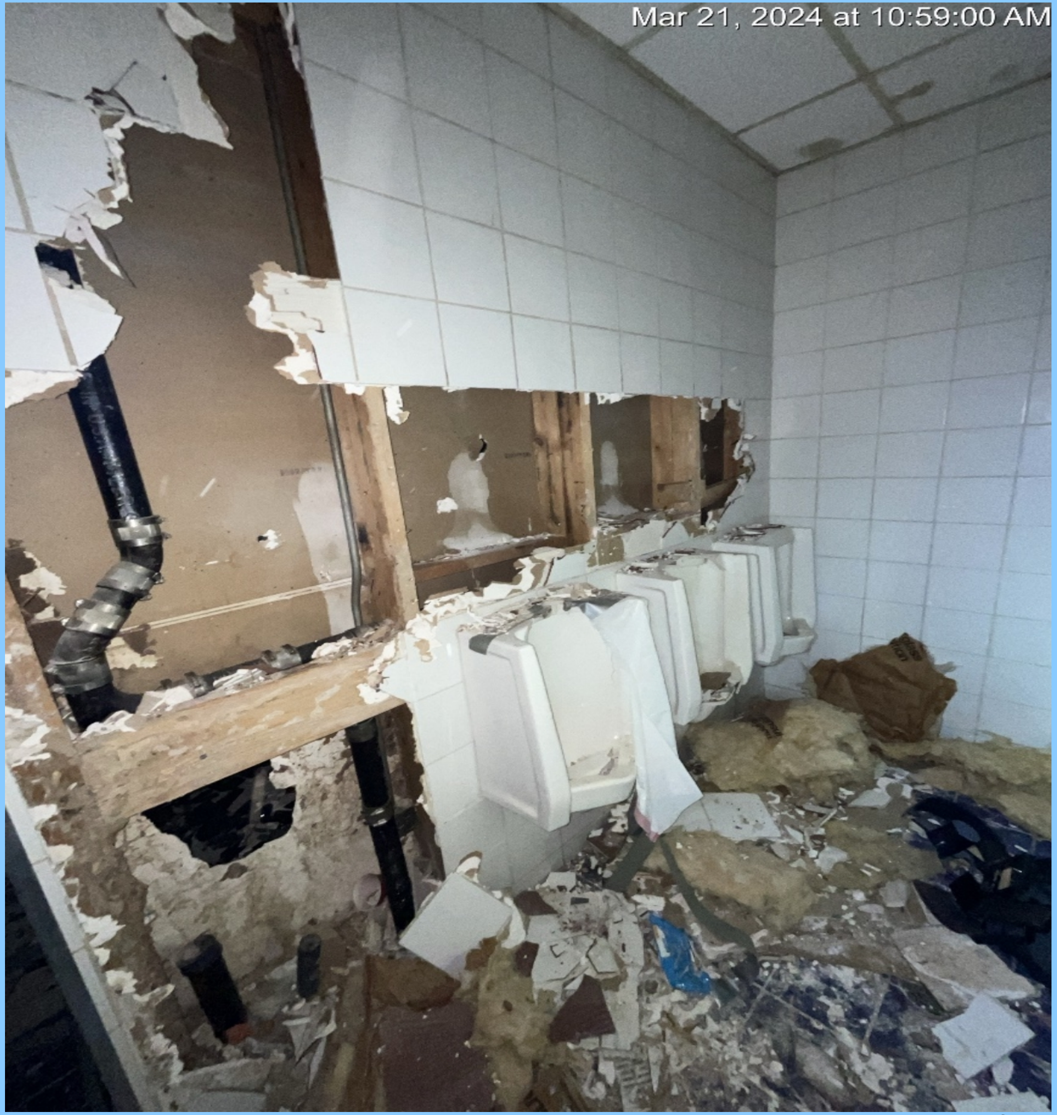

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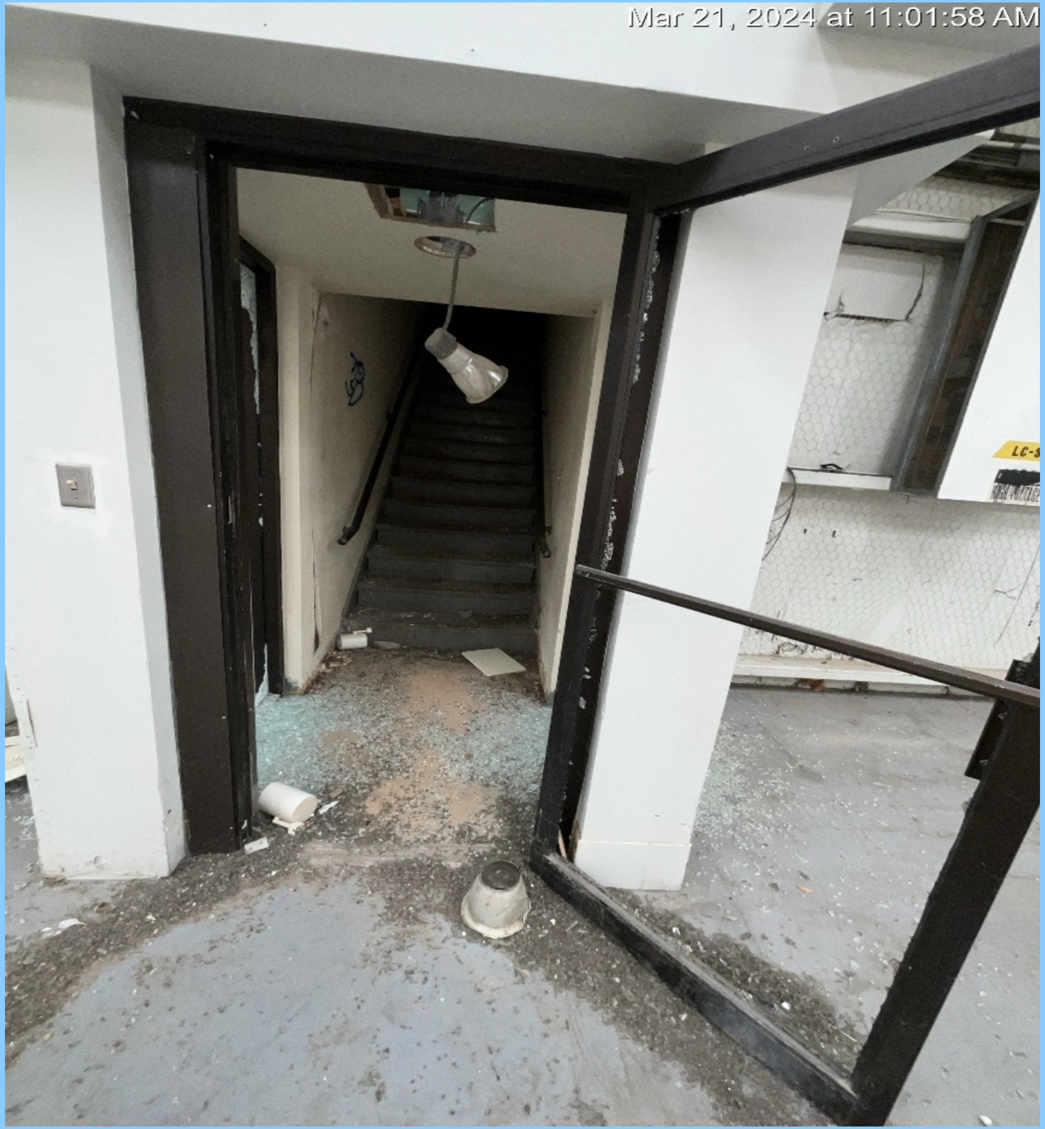
Interior Vandalism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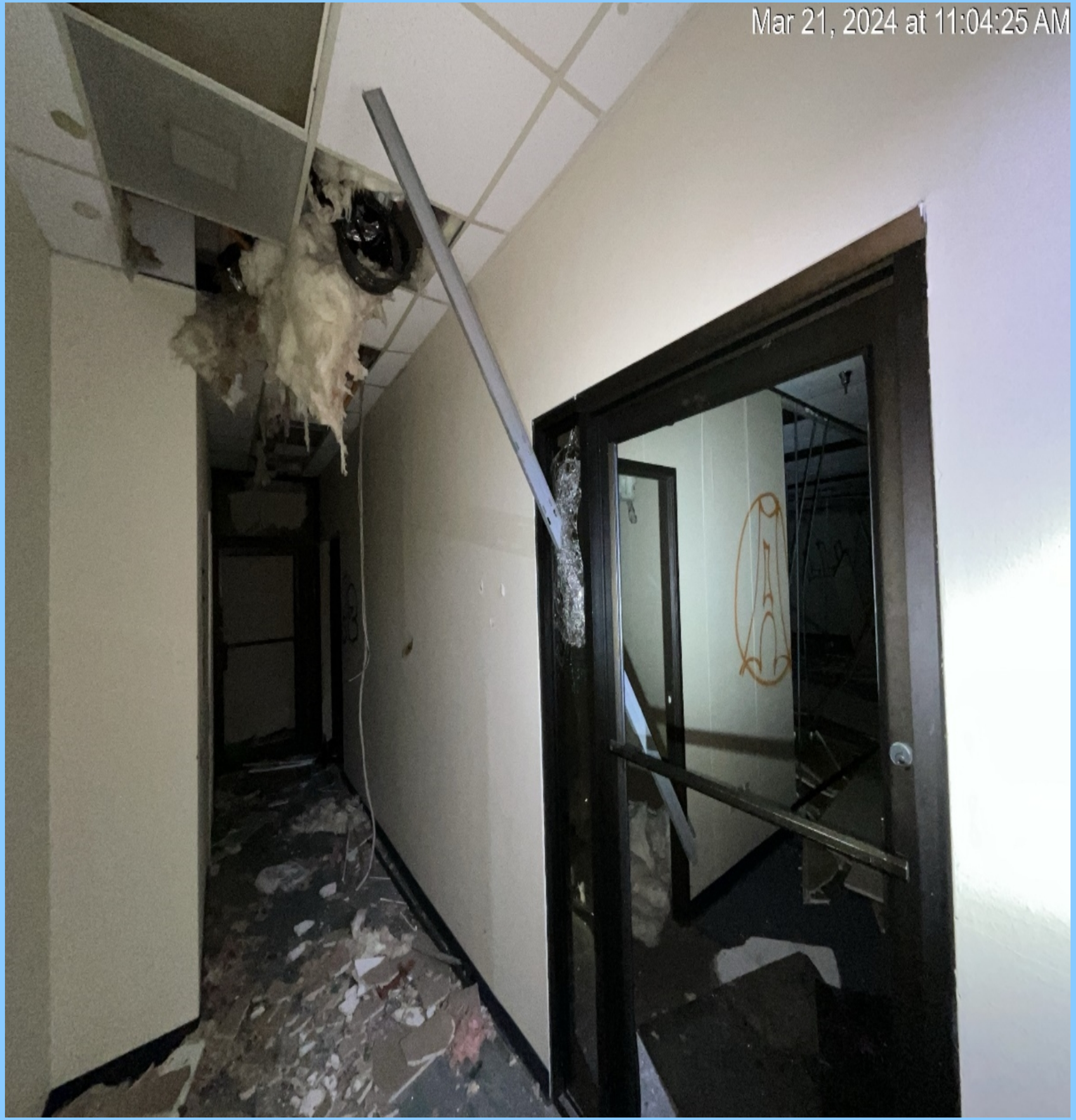
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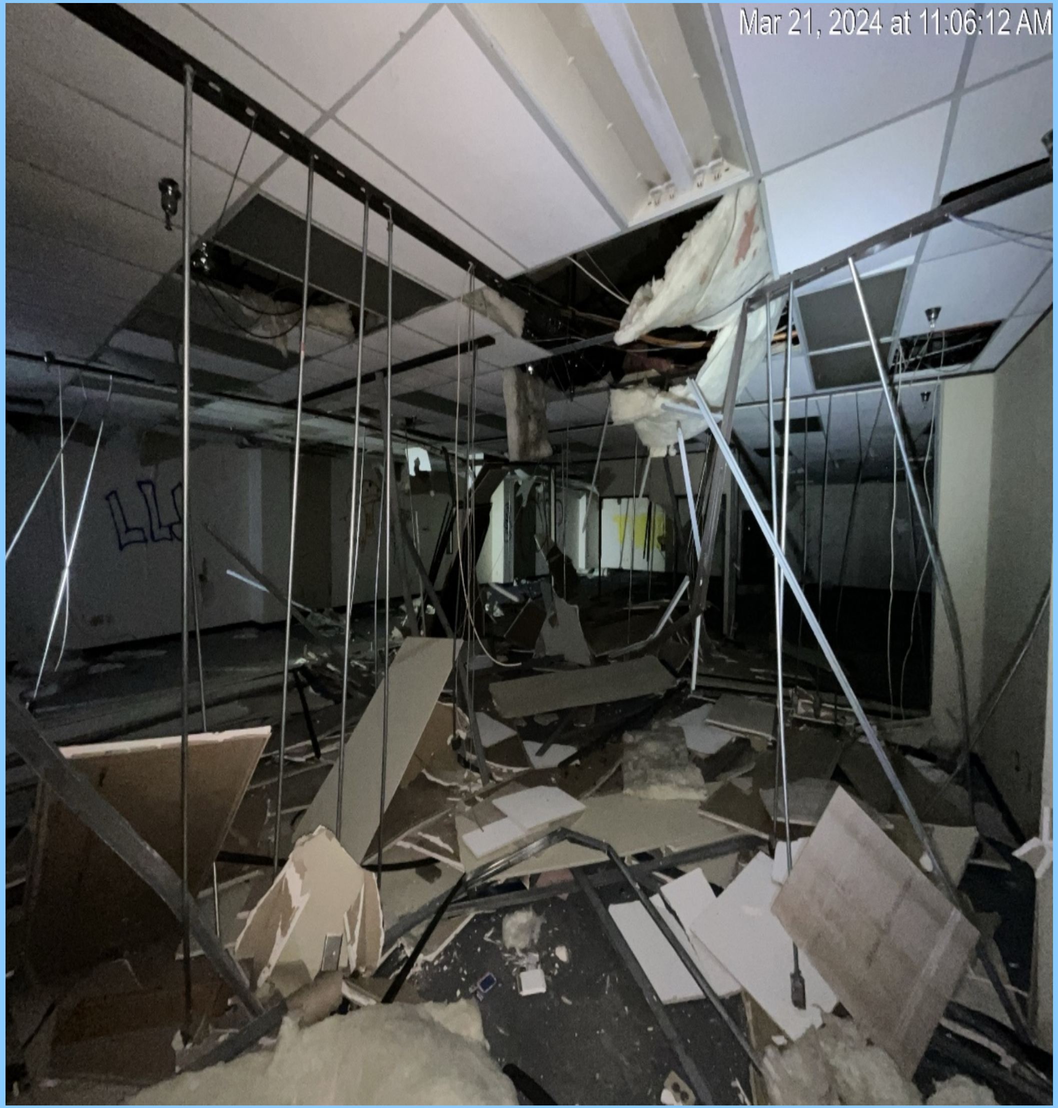
Interior Vandalism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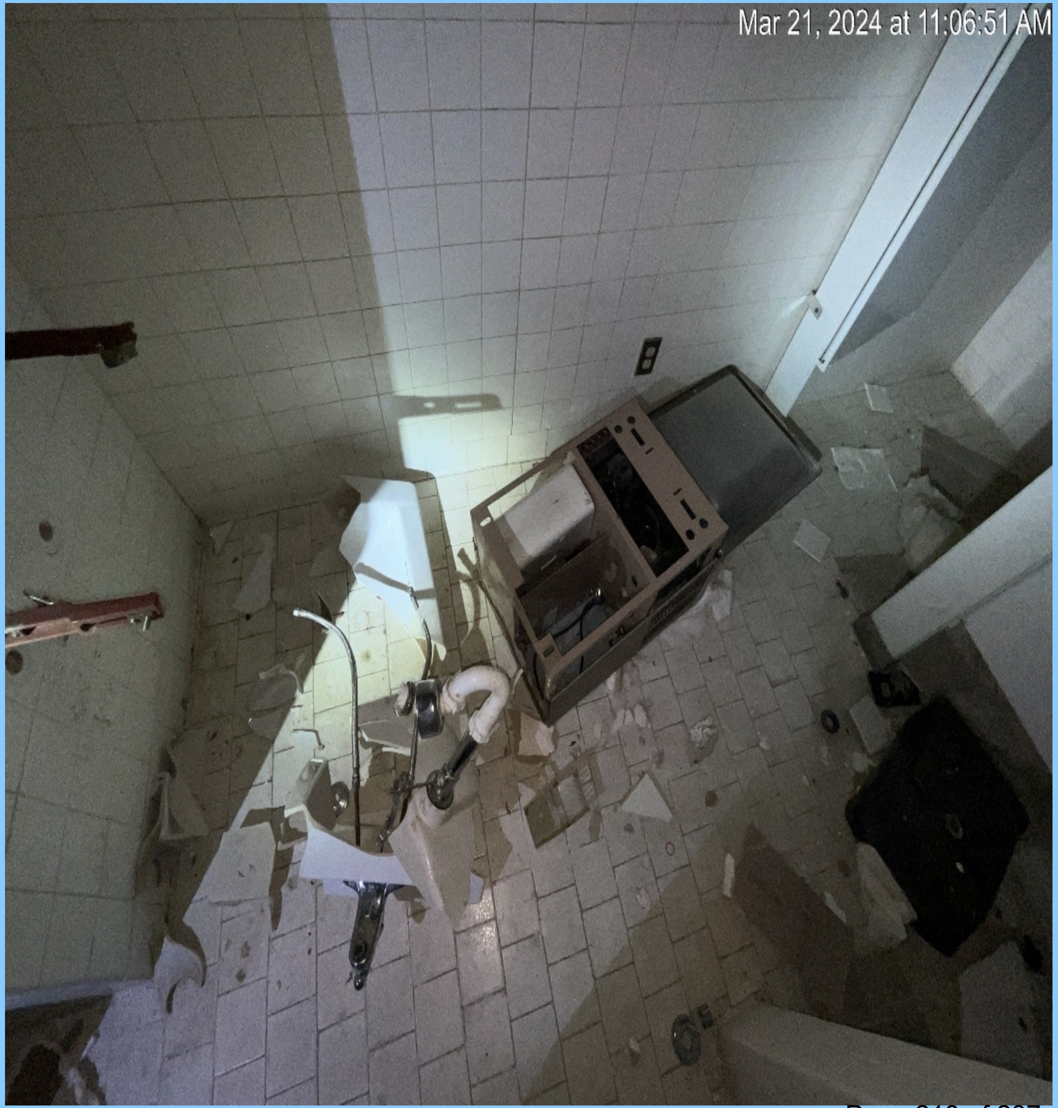
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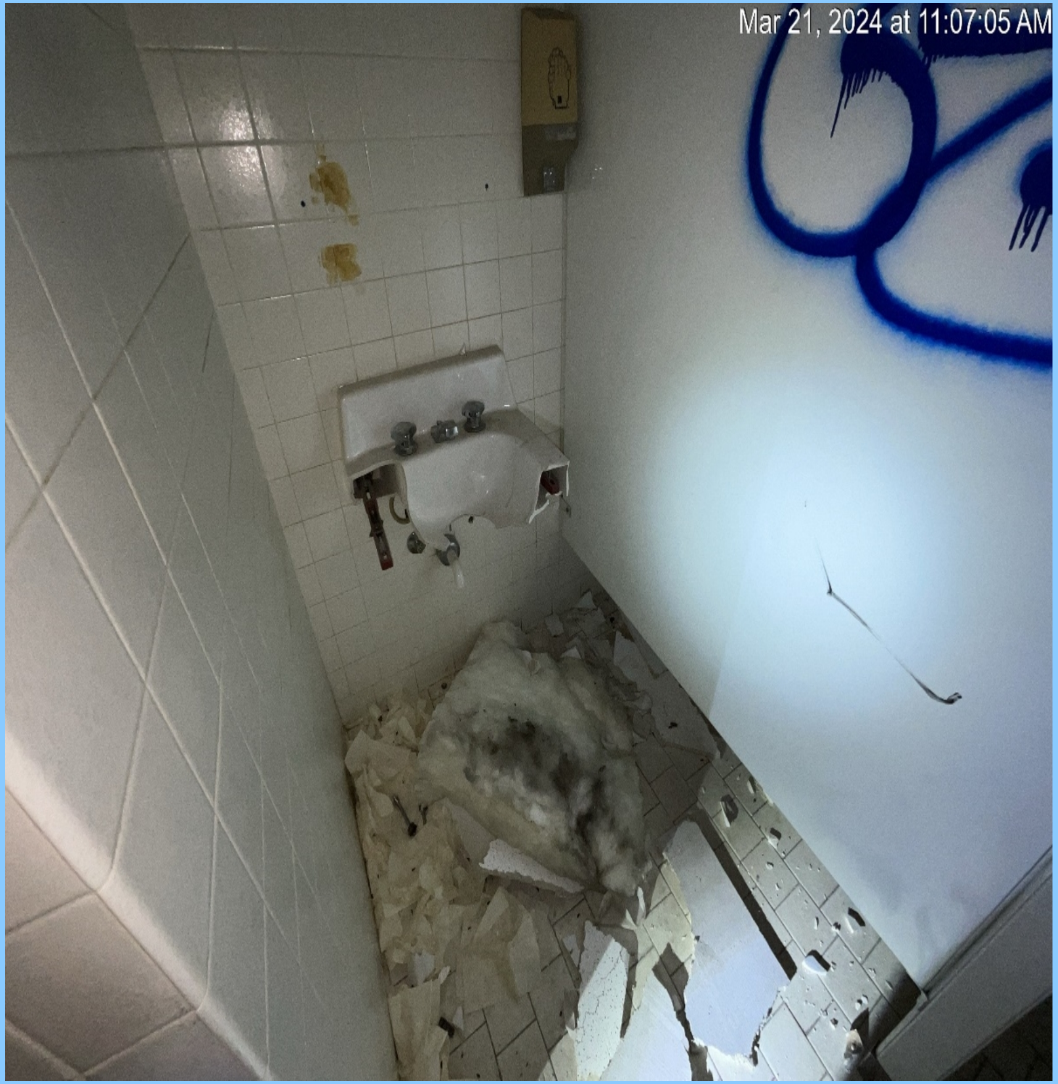
Interior Vandalism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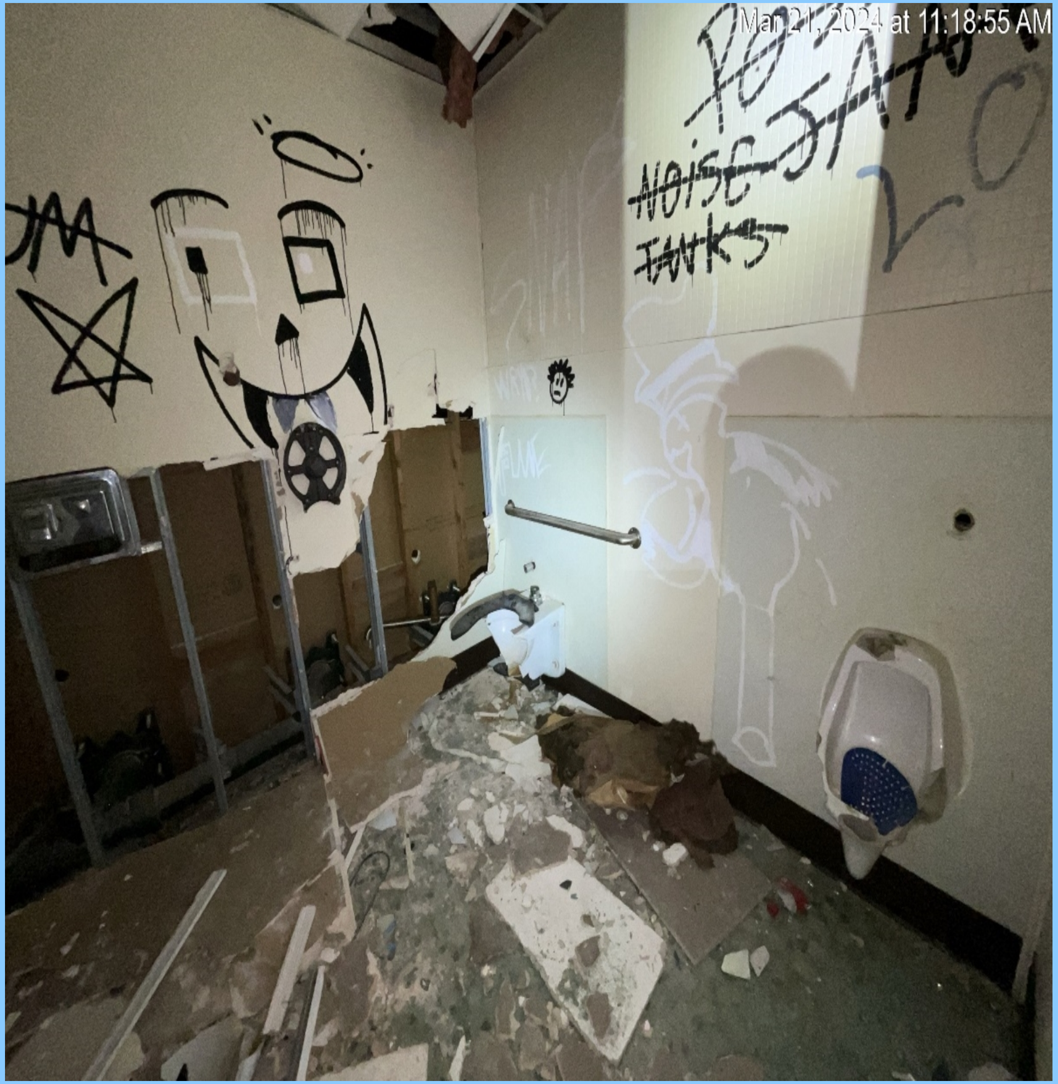
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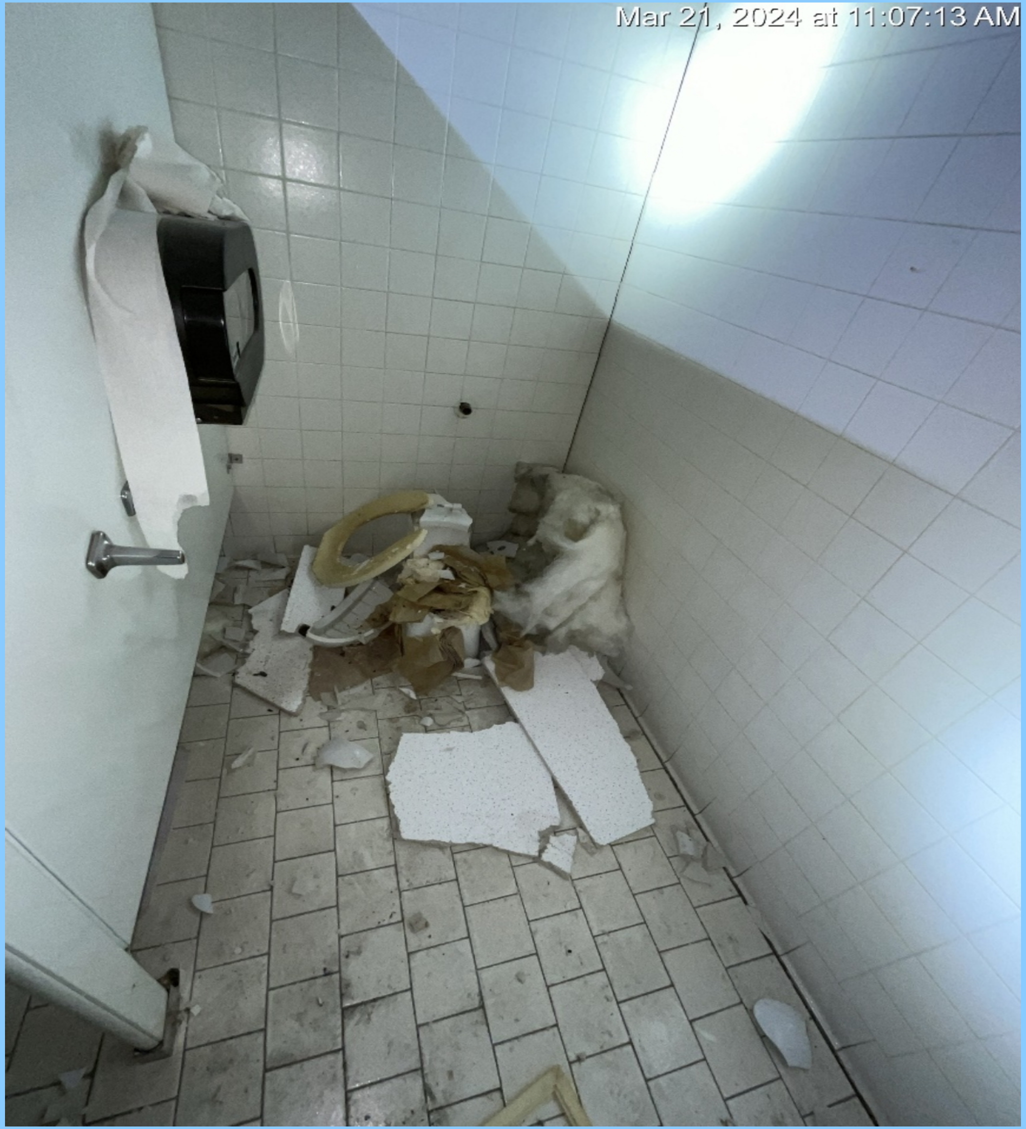
Interior Vandalism



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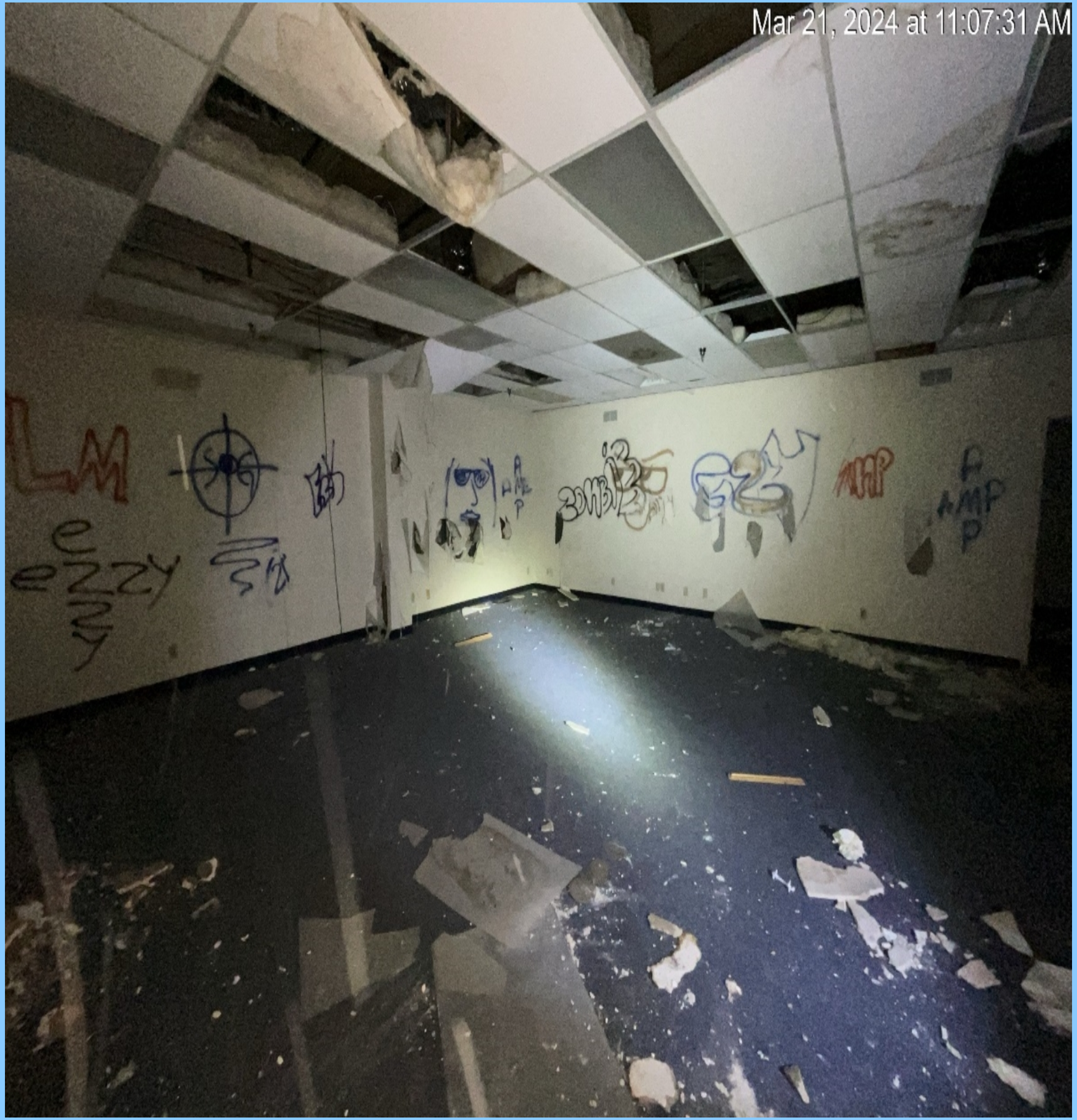

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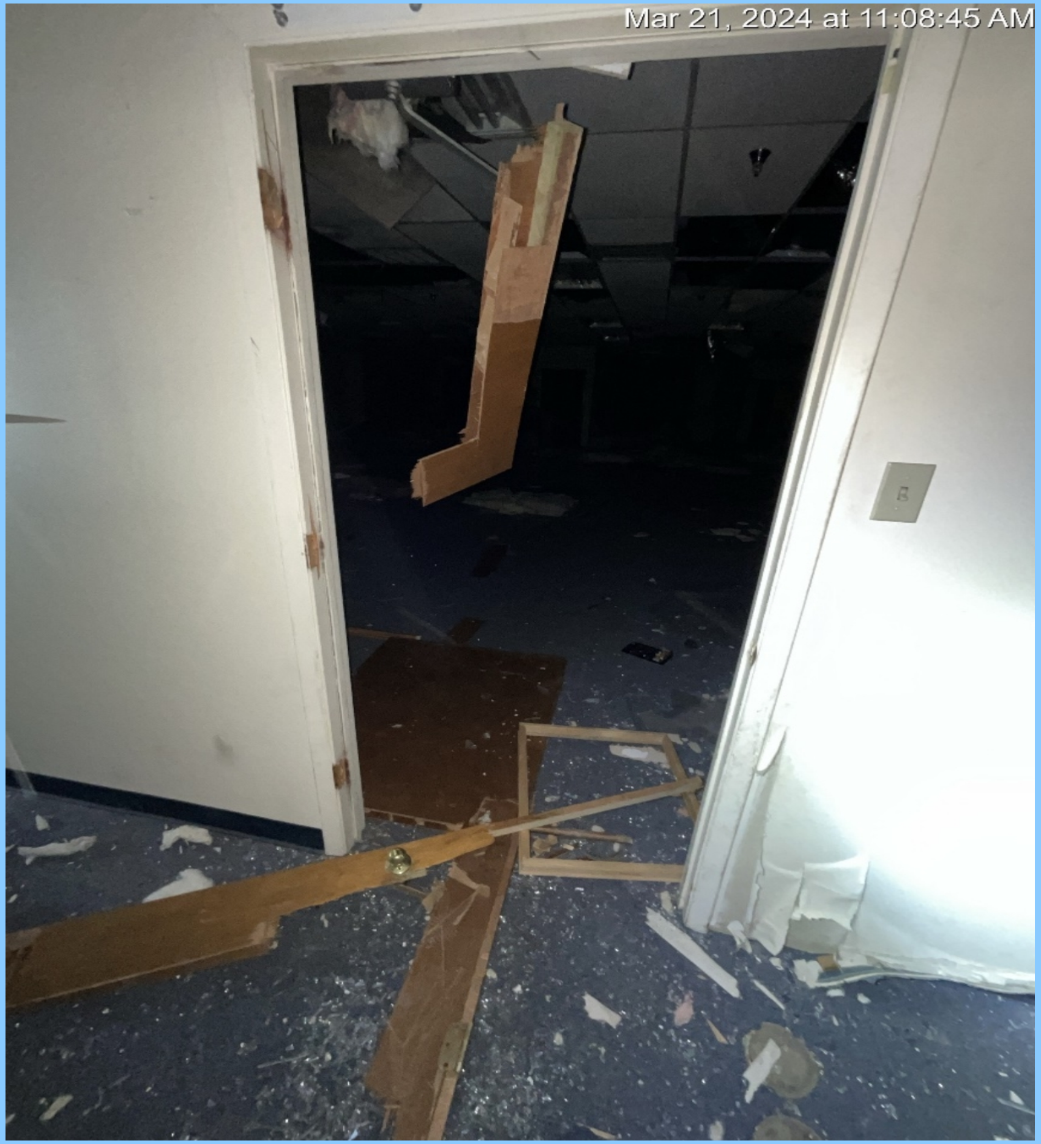
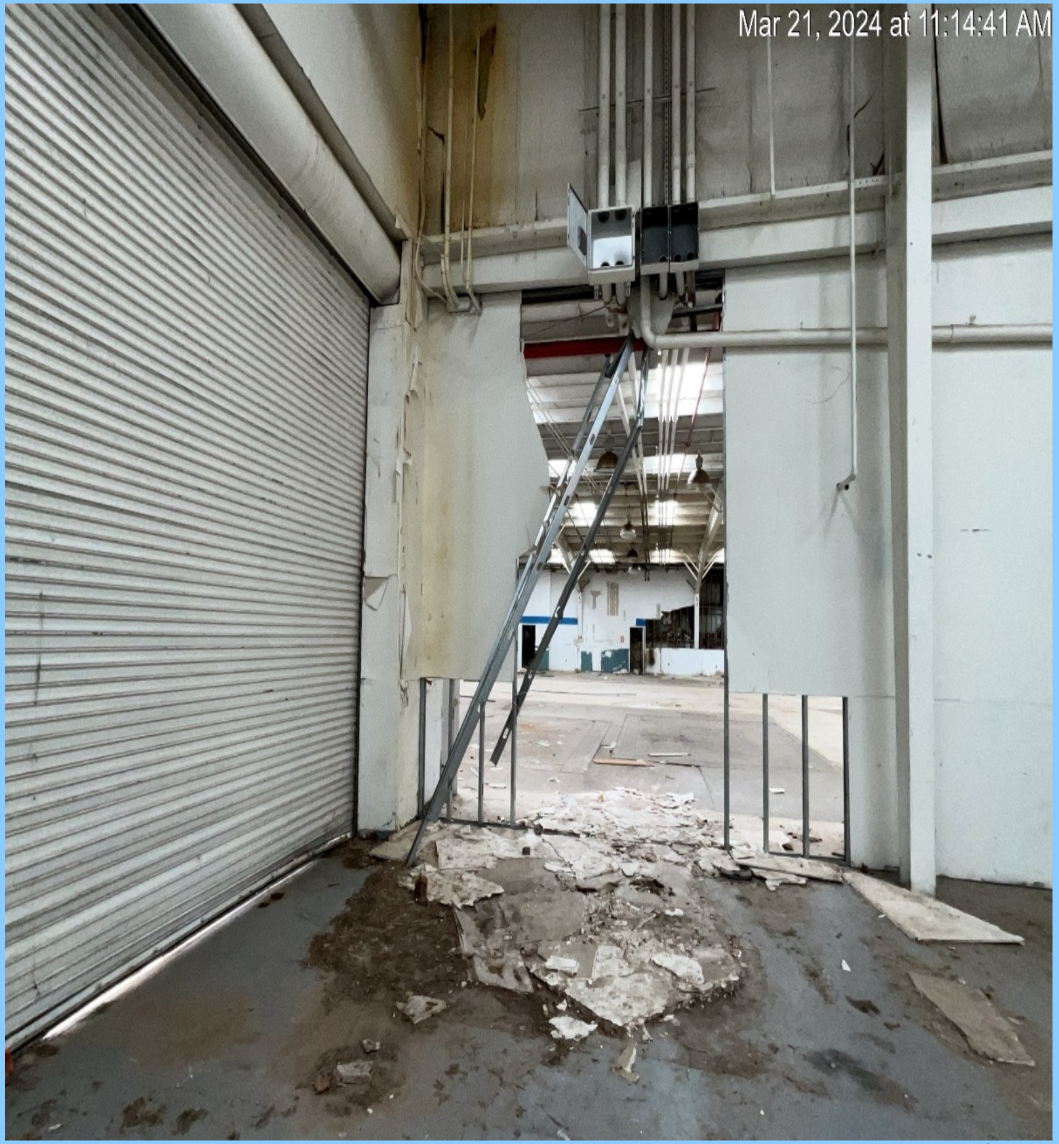
Interior Vandalism


Mar 21, 2024 at 11:08:45 AM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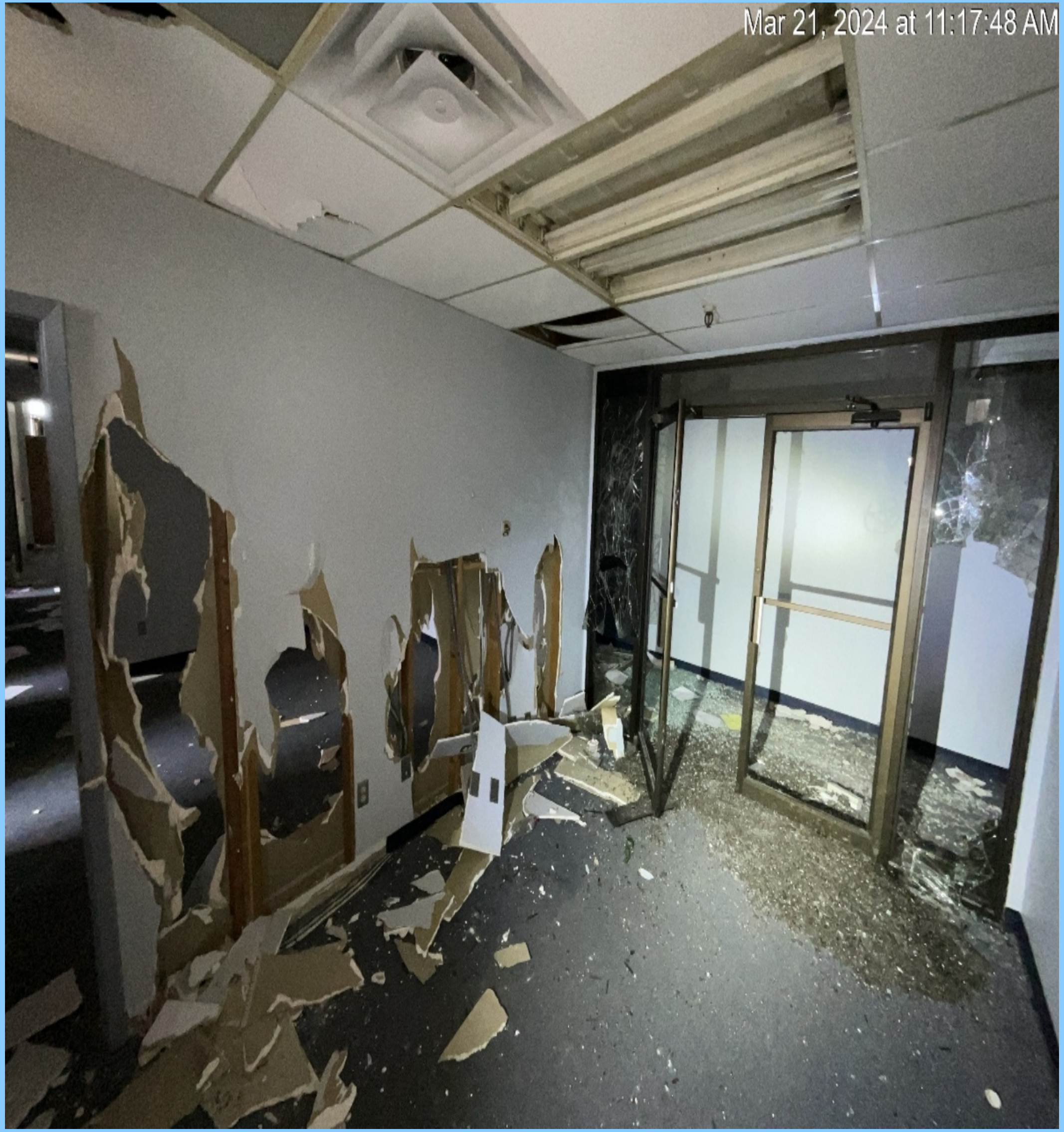
Interior Vandalism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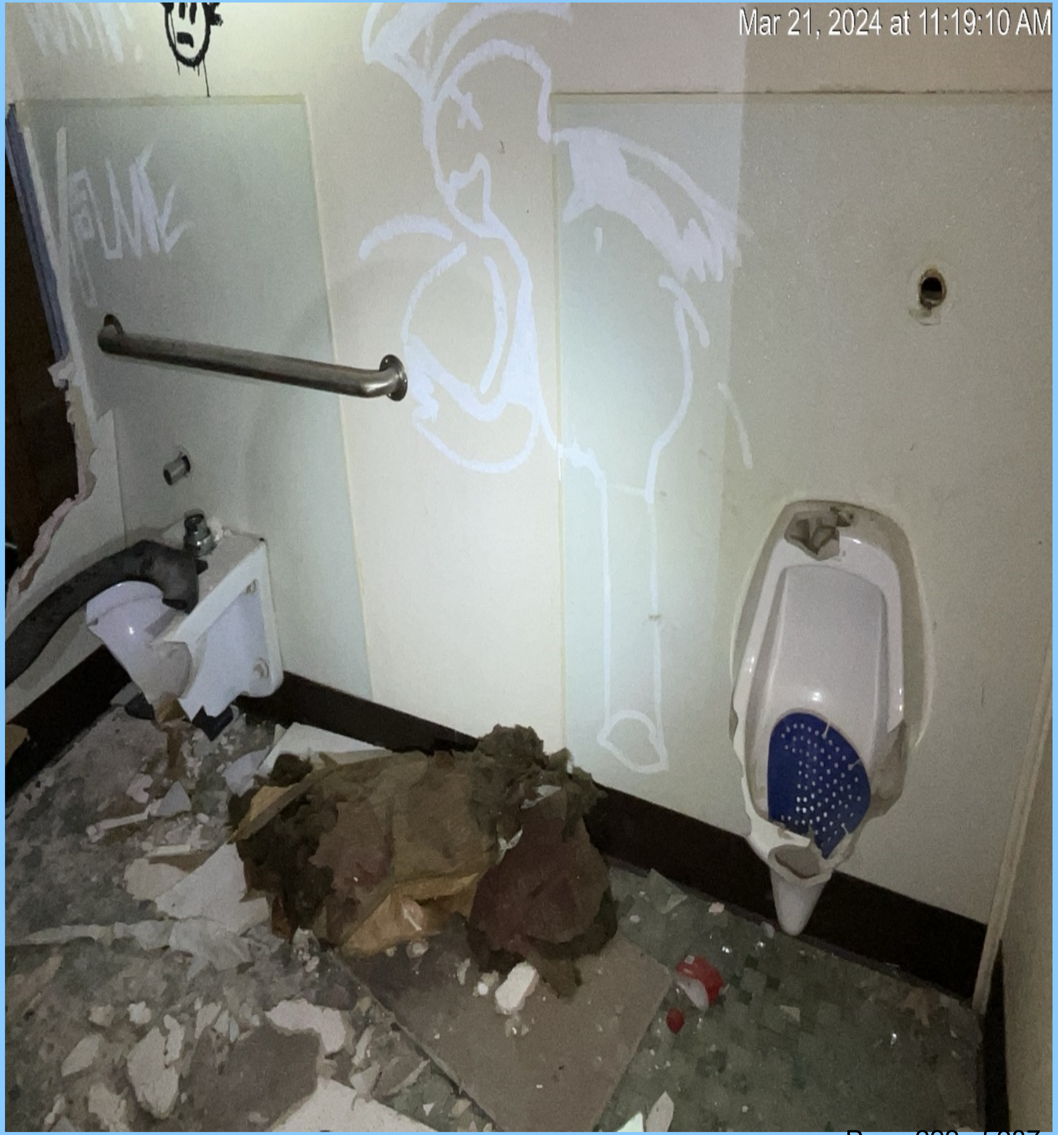

Mar 21, 2024 at 11:19:10 AM

Timeline of Events

- **September 20, 2019 –** Property mowed by city
- **July 30, 2020 –** Property mowed by city
- **February 10, 2022 –** Alerted of problematic structure by APD. Structure was broken into and unsecured. Some activity taking place was juveniles caught with firearms, property used as hangout for vagrants and drug use, copper theft. Windows, door and fences found to be unsecured, and damaged.
- **March 8, 2022** – Property was secured by city contractor.
- **April 19, 2022** – Property cleaned up by city contractor.
- **January 22, 2023** – Property mowed by city.
- **August 2, 2023** – Property mowed by city.
- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **January 16, 2024** – Condemnation notice and 30-60 sent to property owner.
- **March 8, 2024** – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention from Law Enforcement and Code Compliance.
- **March 18, 2024** – Notice of April hearing sent to property owner and posted on structure.

Staff Recommendation:

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

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

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

End of
300 Wall St.
presentation

CITY OF
ABILENE
TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000054: 5502 N 1st St. (ABILENE PLAZA SEC 1, BLOCK 12, LOT E250, TAYLOR COUNTY, TEXAS), Owner: 300 Wall Street LLC A Delaware LLC**

GENERAL INFORMATION

Owner: 300 Wall Street LLC A Delaware LLC
Sq Ft: 43,104
Structural: OK
Foundation: OK
Value: $289,461
Total Value: $357,484
Delinquent Tax: $12,514

SPECIAL CONSIDERATIONS

February 10, 2022 – Alerted of problematic structures by APD. Structure was broken into and unsecured. Some activity taking place was juveniles caught with firearms, property used as hangout for vagrants and drug use, copper theft. Windows, door and fences found to be unsecured, and damaged.
February 20, 2022 – (5502) Mowed by city.
March 2, 2022 – (5512) Mowed by city.
January 22, 2023 – (5502) Mowed by city.
August 7, 2023 – (5502) Mowed by city.
January 11, 2024 – Affidavit of condemnation recorded at county clerk.
January 16, 2024 – Condemnation notice and 30-60 sent to property owner.
March 8, 2024 – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention from Law Enforcement and Code Compliance.

March 18, 2024 – Notice of April hearing sent to property owner and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 3, 2024.

ATTACHMENTS:

1.	20240403_24-000054_5502_5512 N. 1st St	20240403_24-000054_5502_5512 N. 1st St.pdf

Case #24-000054
Case #24-000055
5502/5512 N. 1st 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 Special Warranty Deed naming **300 Wall Street, LLC** as owner

- **TAYLOR COUNTY** – Shows **300 Wall Street, LLC** to be the owner.

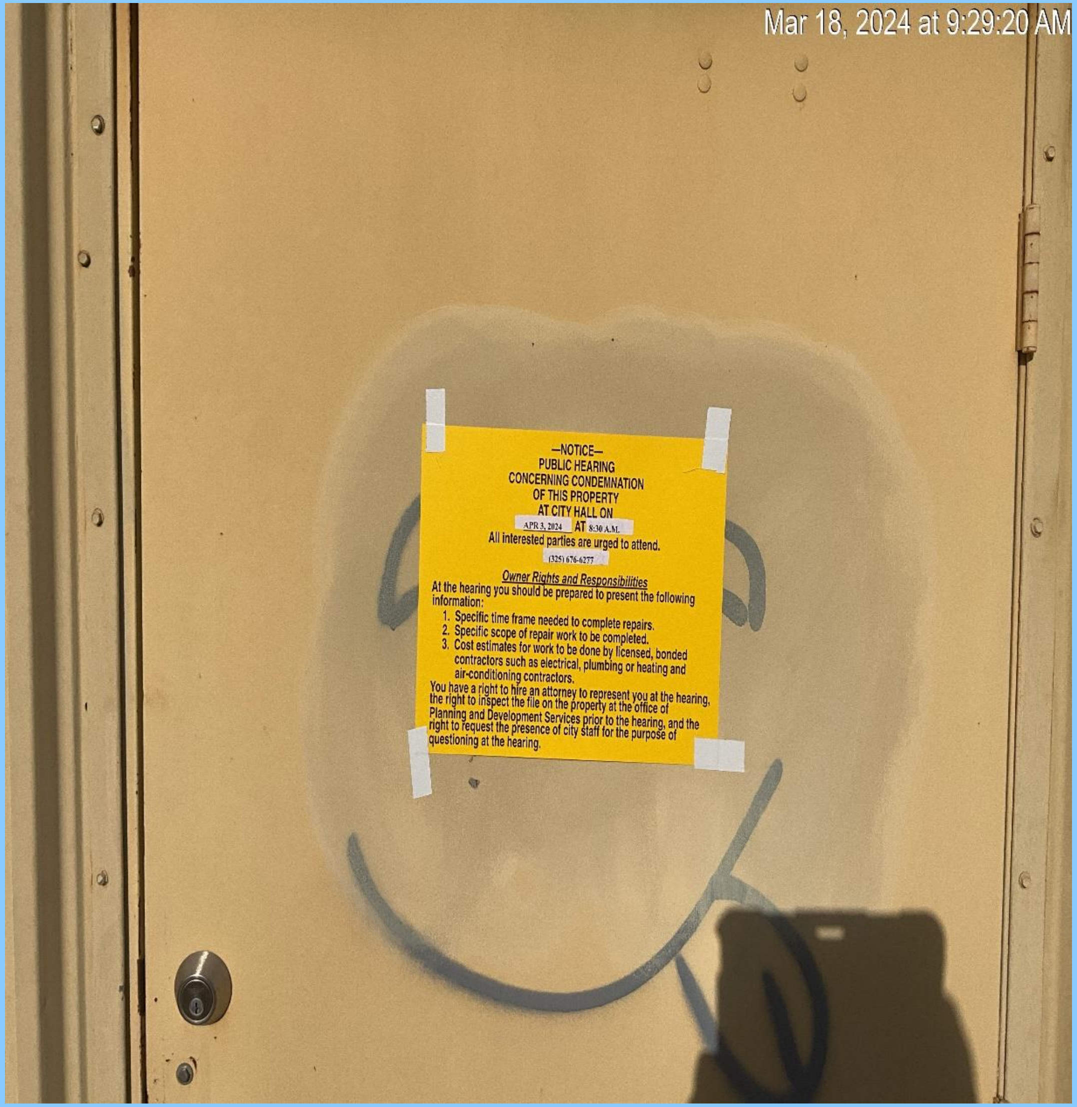
- **SECRETARY OF STATE** – LLC withdrawn May 9, 2011

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2019

- Search reveals **300 Wall Street, LLC** to be the owner.

Public Notice



Mar 18, 2024 at 9:29:20 AM

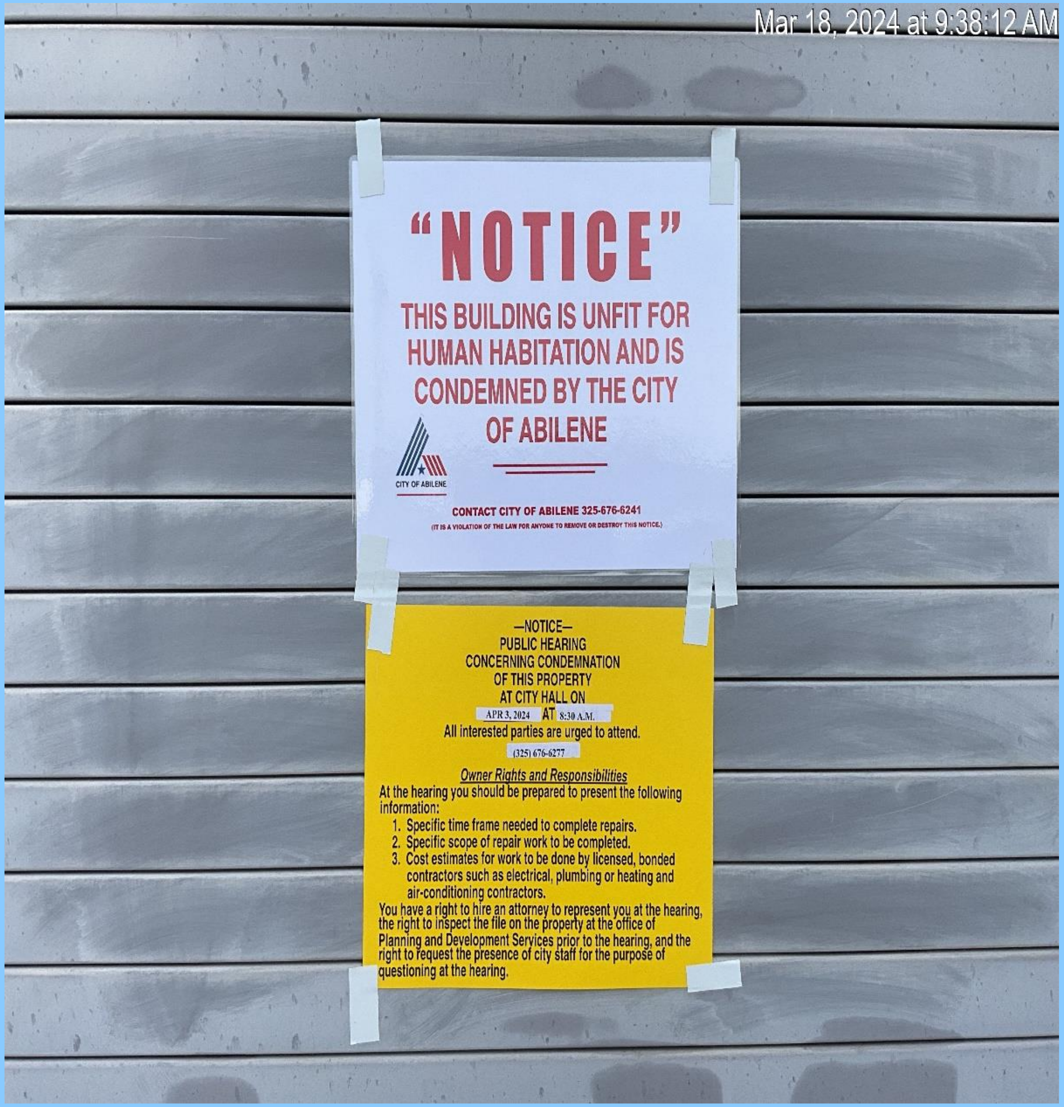
—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
APR 3, 2024 AT 8:30 A.M.
All interested parties are urged to attend.
(325) 676-6277

Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

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

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



Mar 18, 2024 at 9:38:12 AM

"NOTICE"

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

CITY OF ABILENE

CONTACT CITY OF ABILENE 325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
APR 3, 2024 AT 8:30 A.M.
All interested parties are urged to attend.
(325) 676-6277

Owner Rights and Responsibilities

At the hearing you should be prepared to present the following information:

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

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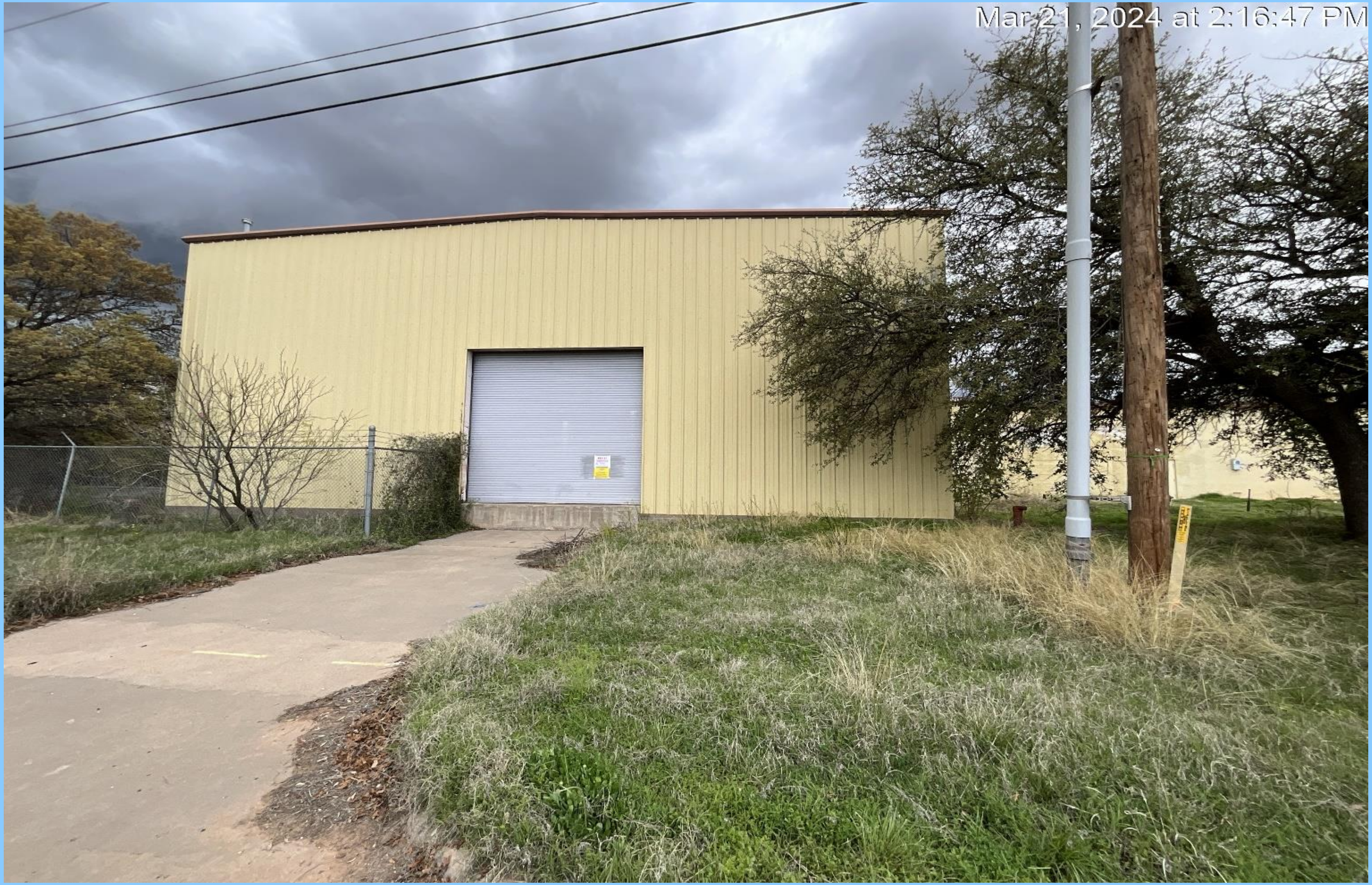
Front South Side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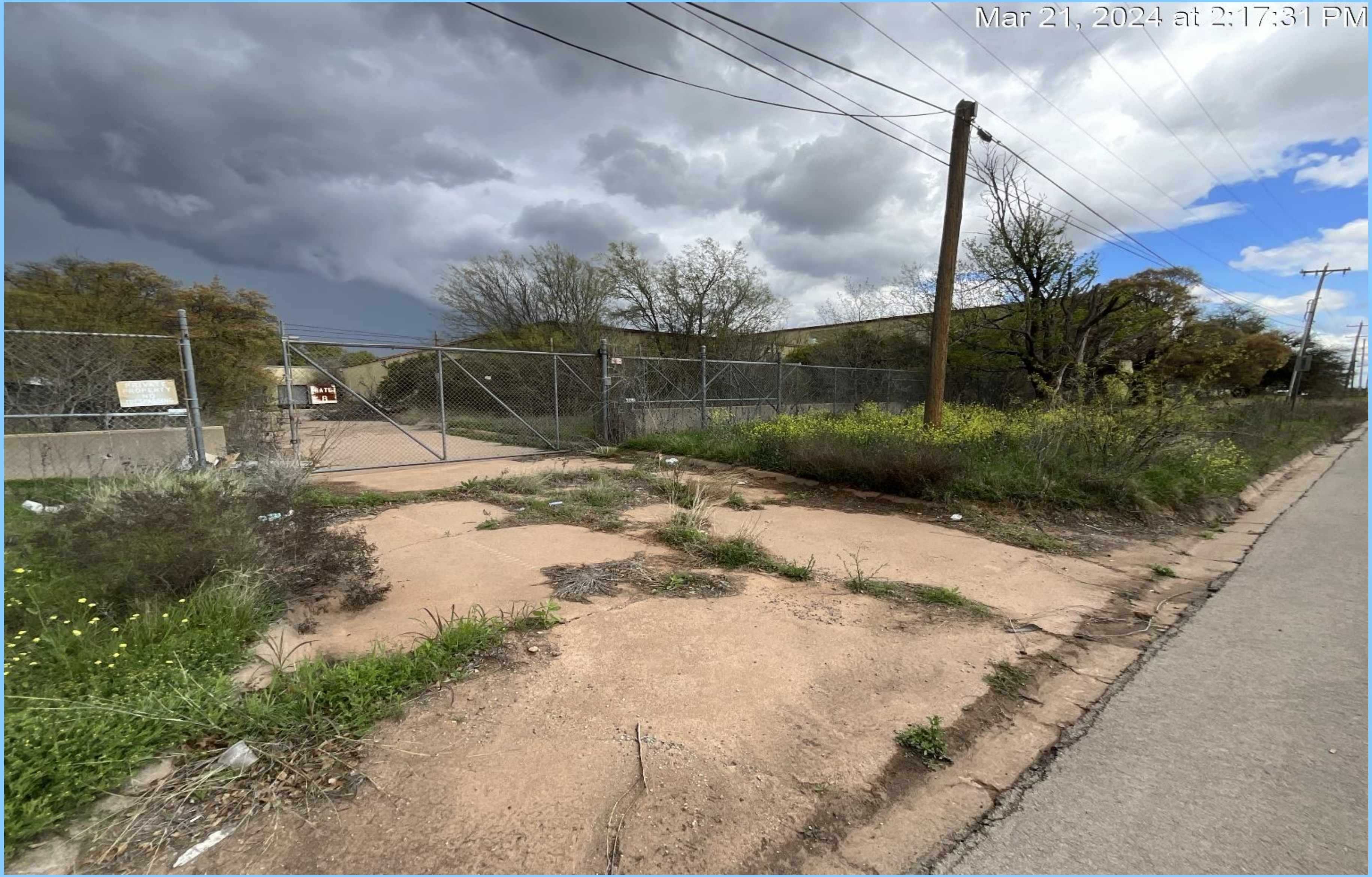
Front South Side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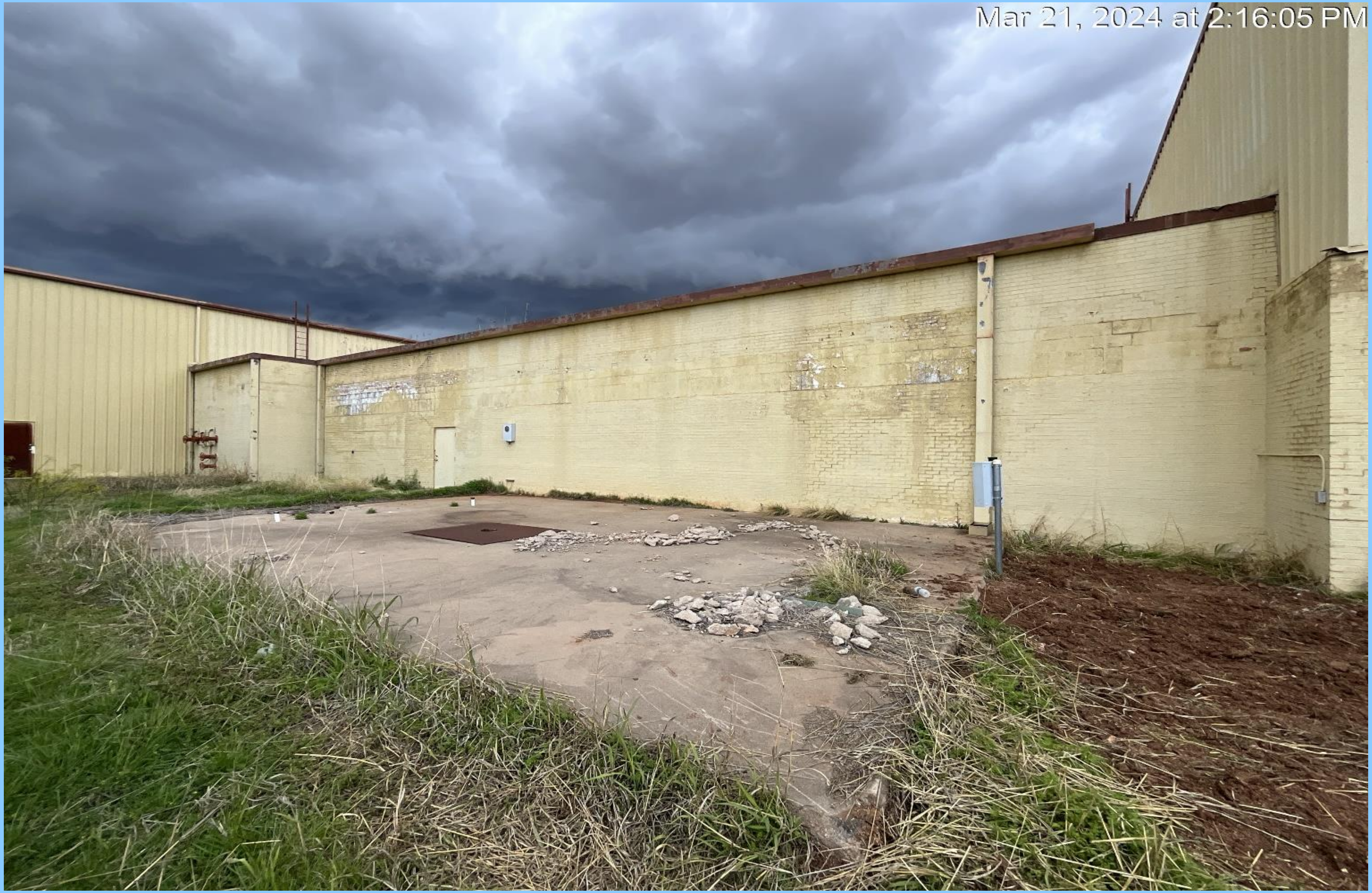
PRIVATE PROPERTY NO
GATE 8

Front South Side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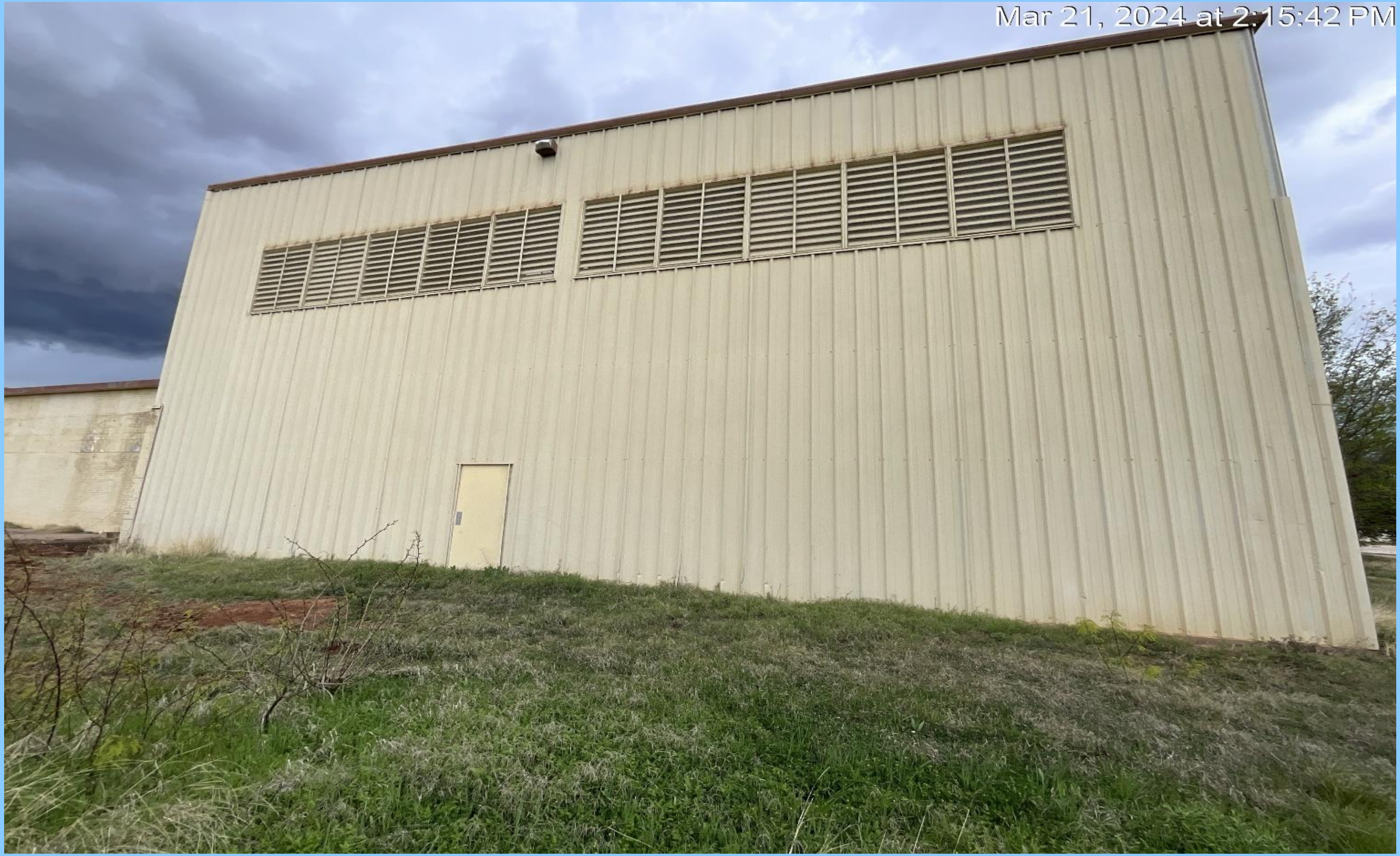
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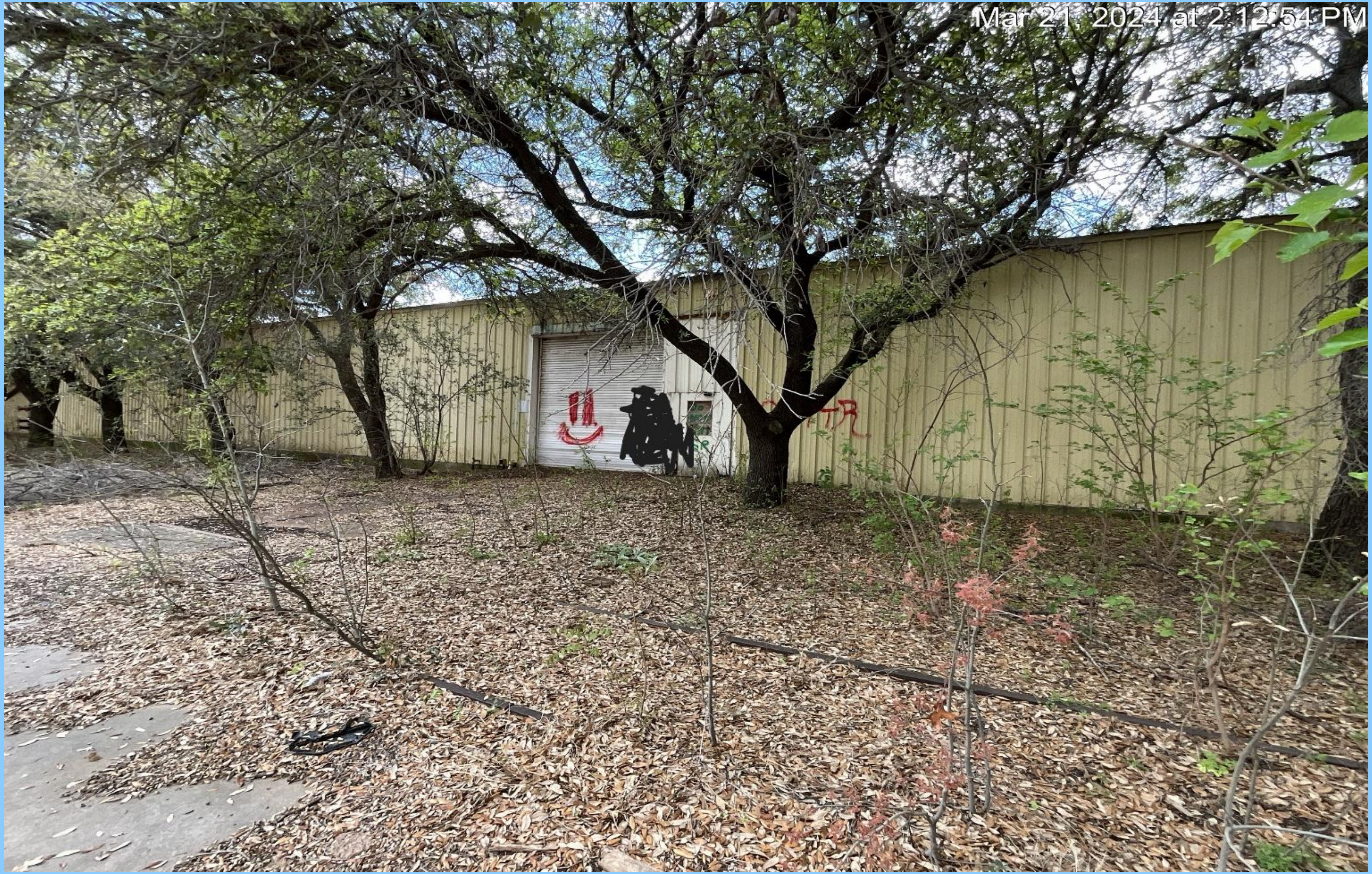
Rear North Side



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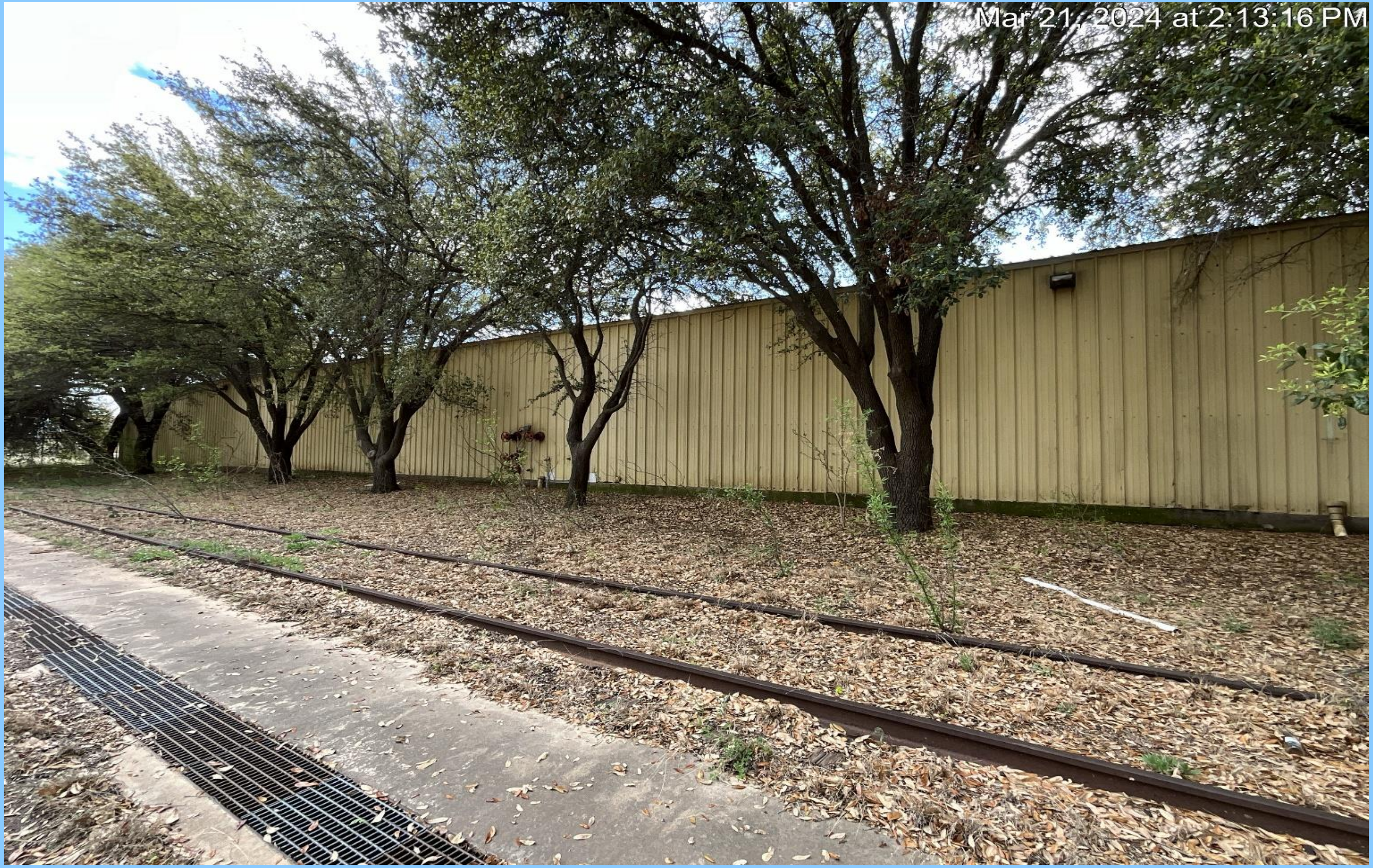
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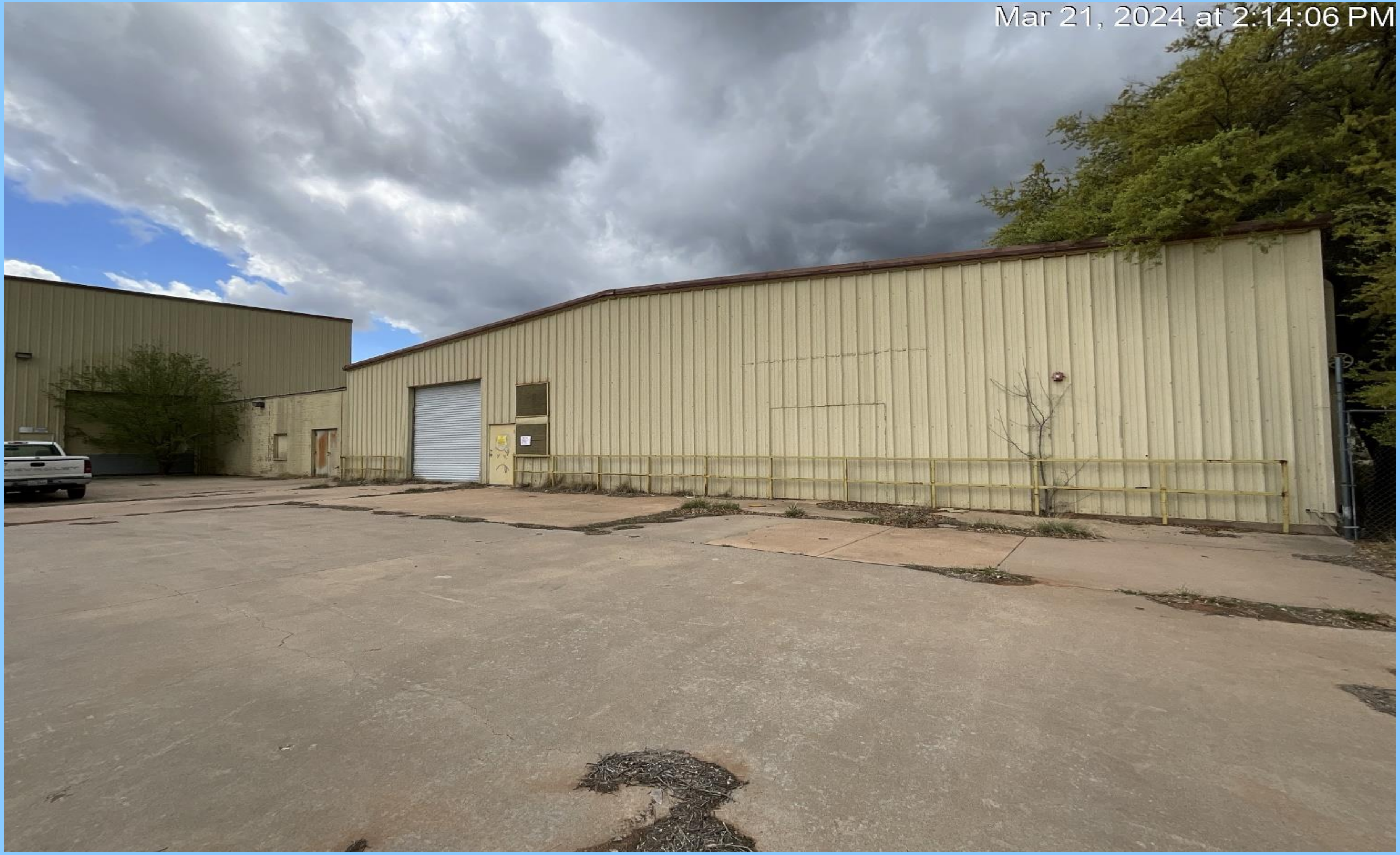
East Side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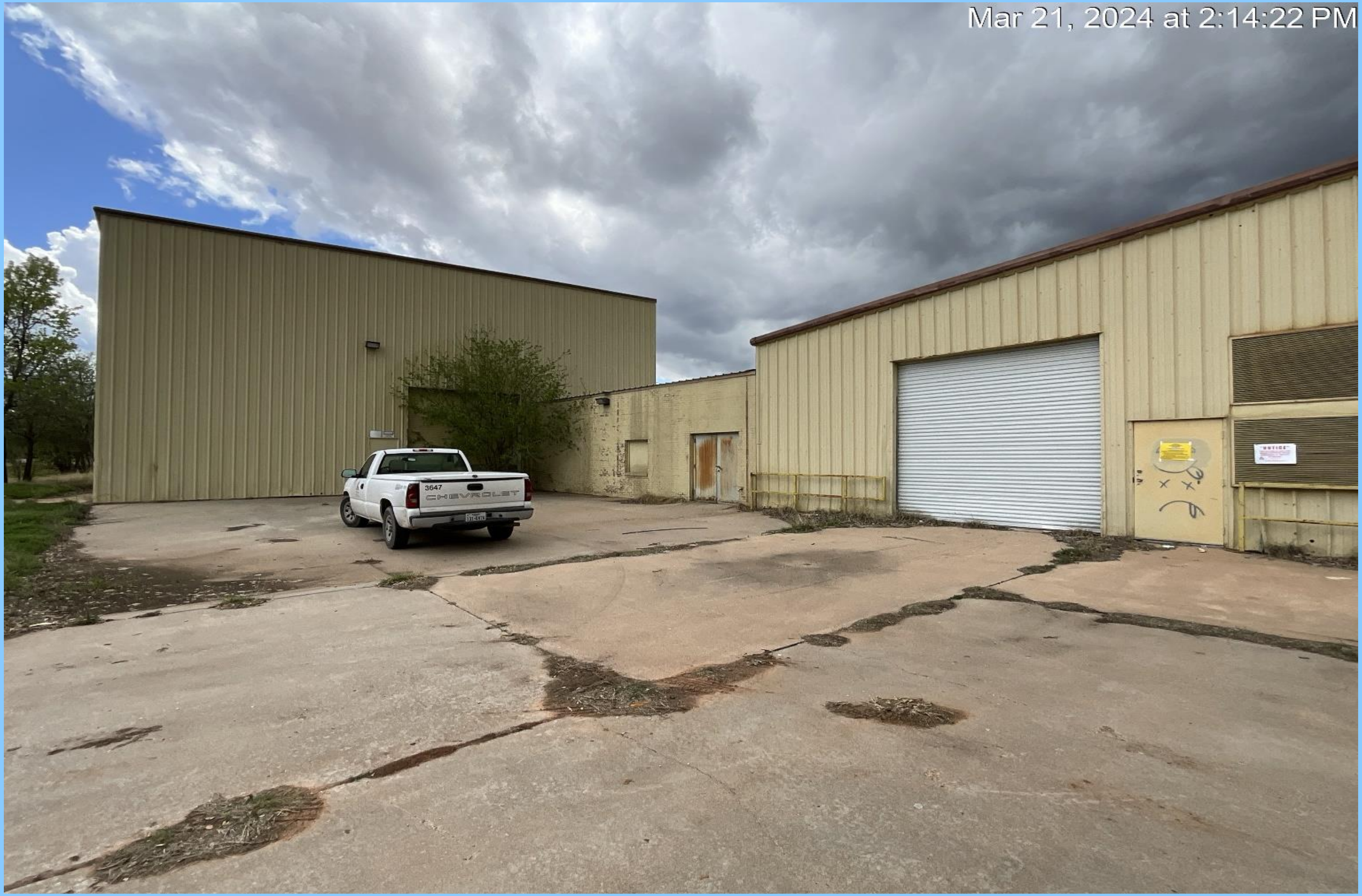
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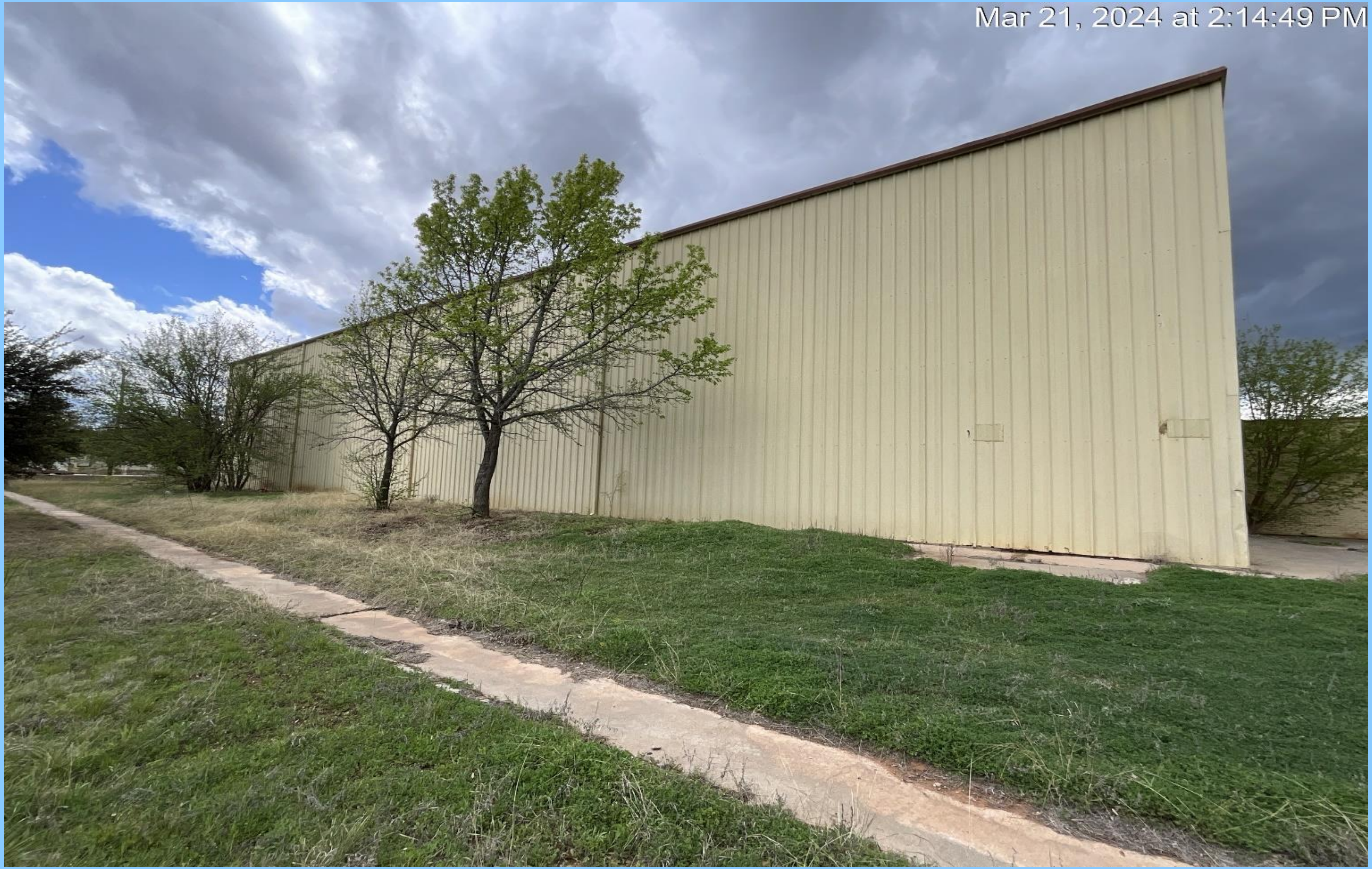
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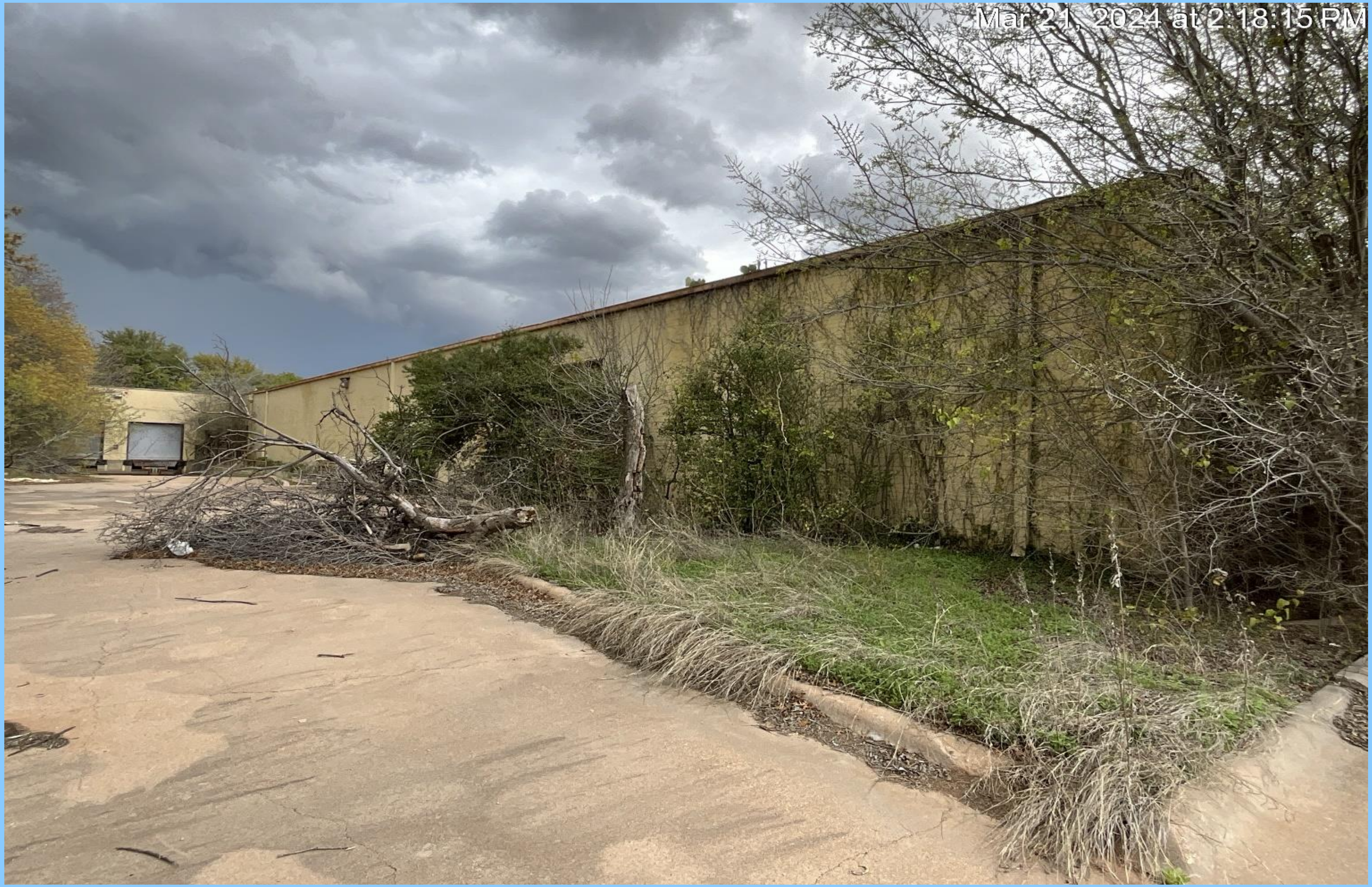
West Side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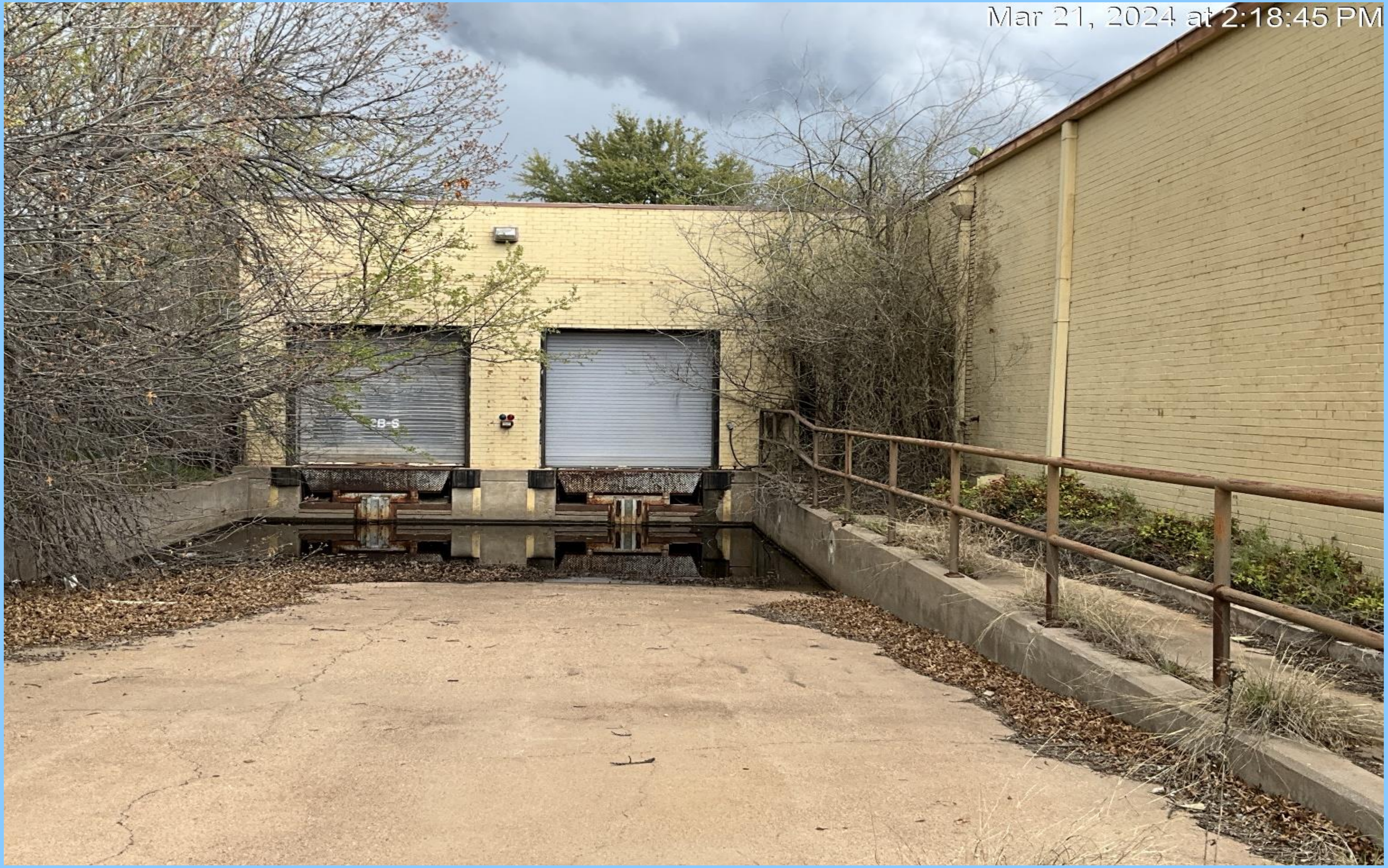
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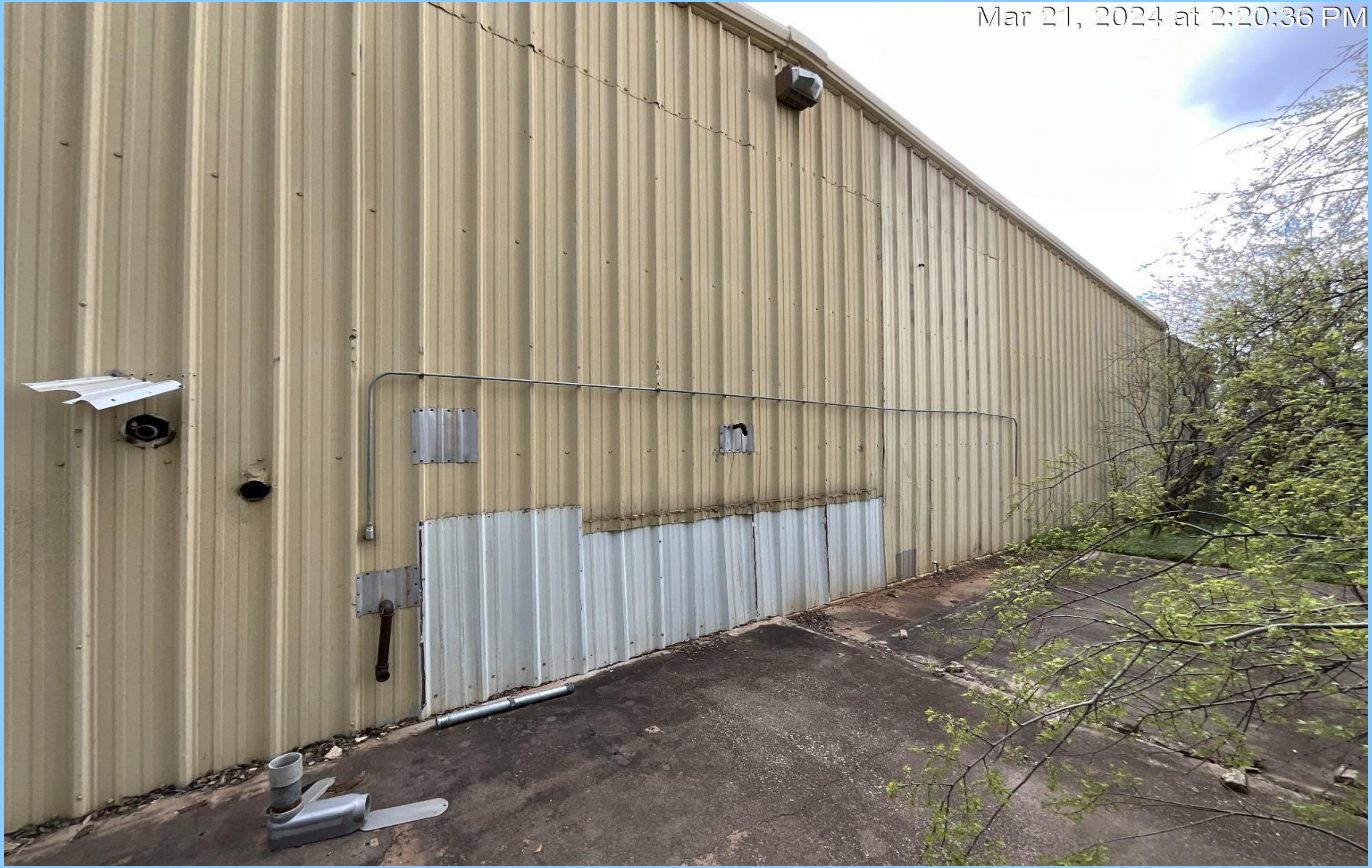
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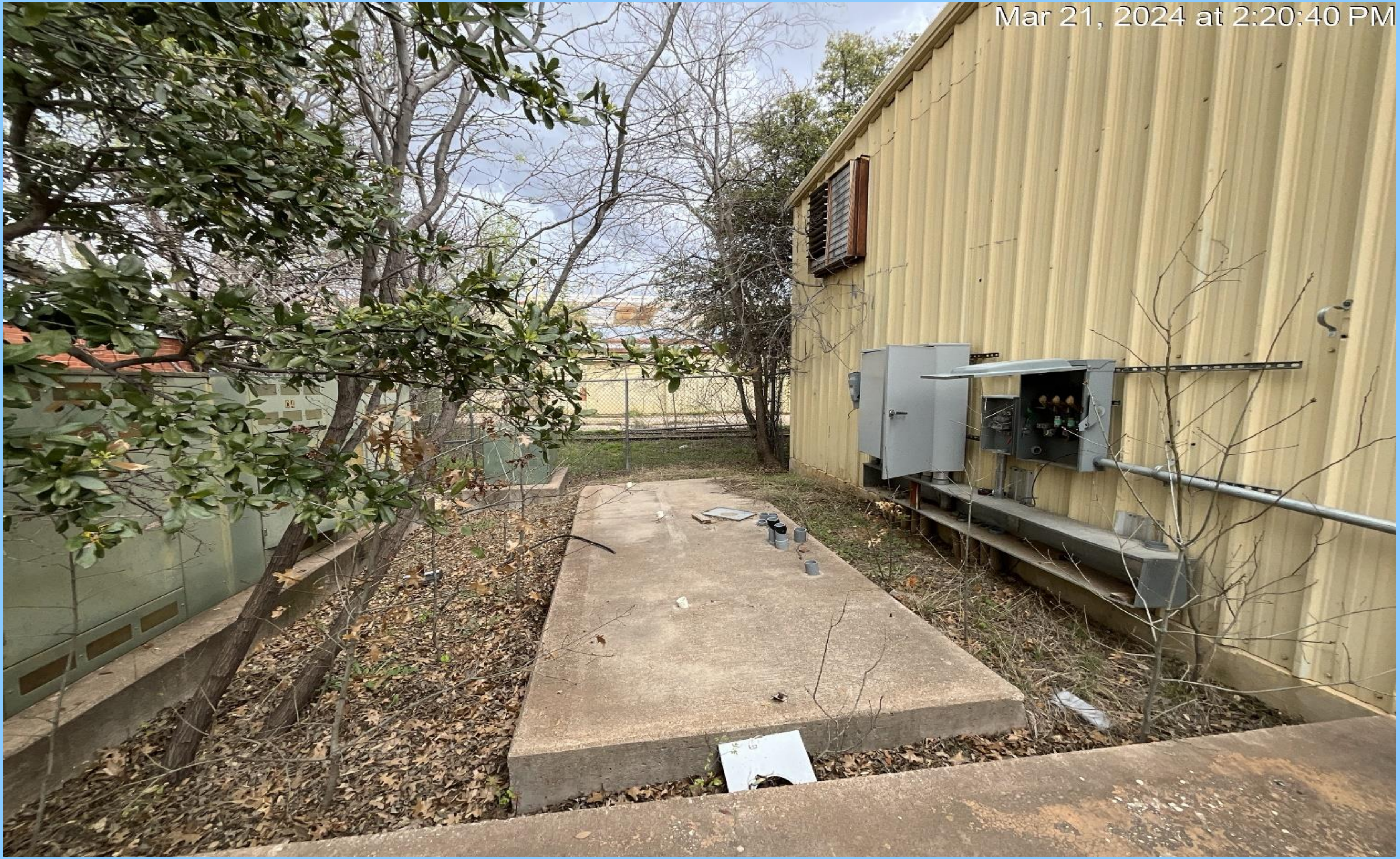

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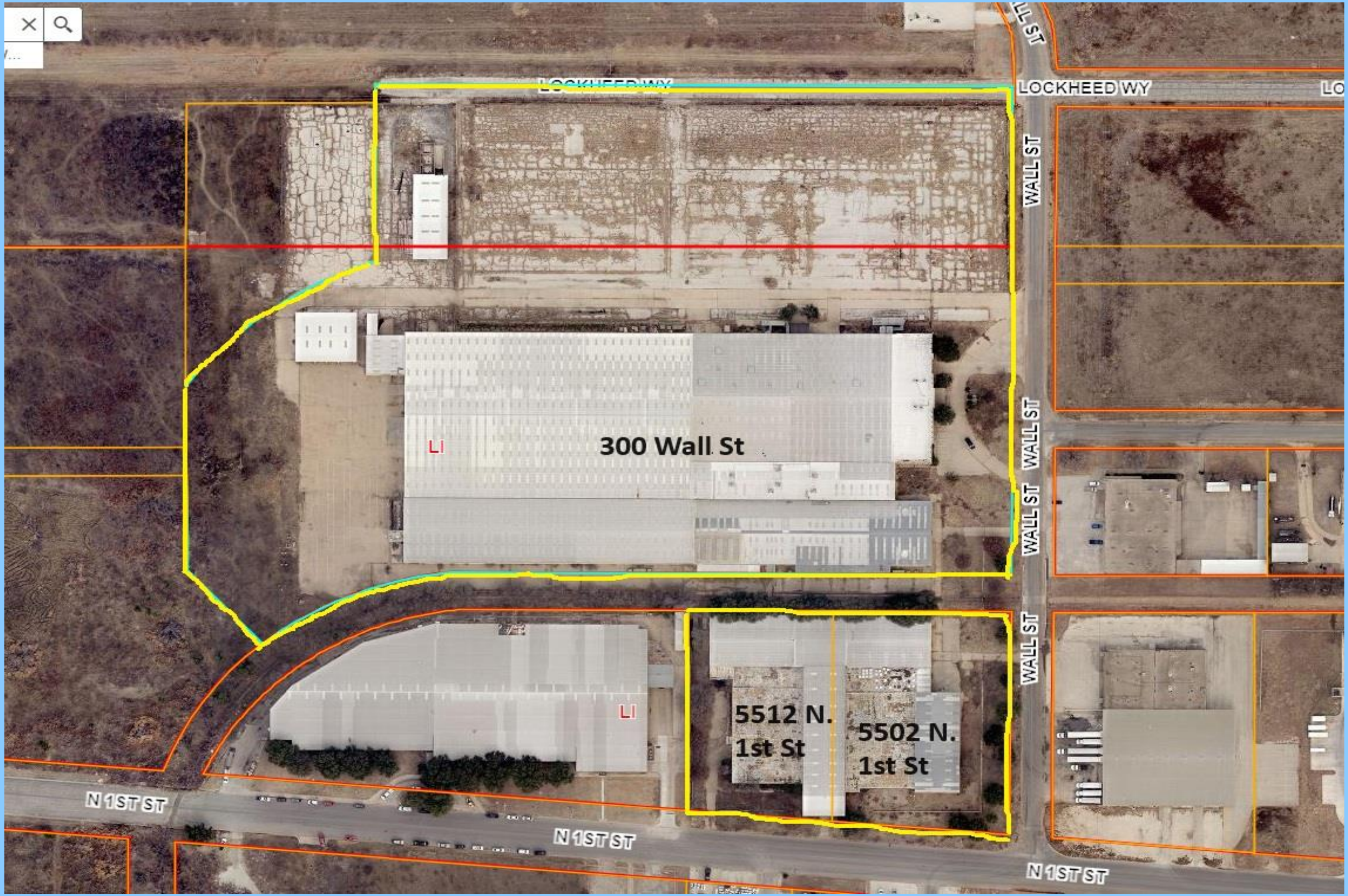
Top View


1ST ST
LOCKHEED WY
LOCKHEED WY
LO
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300 Wall St
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5512 N. 1st St
5502 N. 1st St
N 1ST ST
N 1ST ST
N 1ST ST

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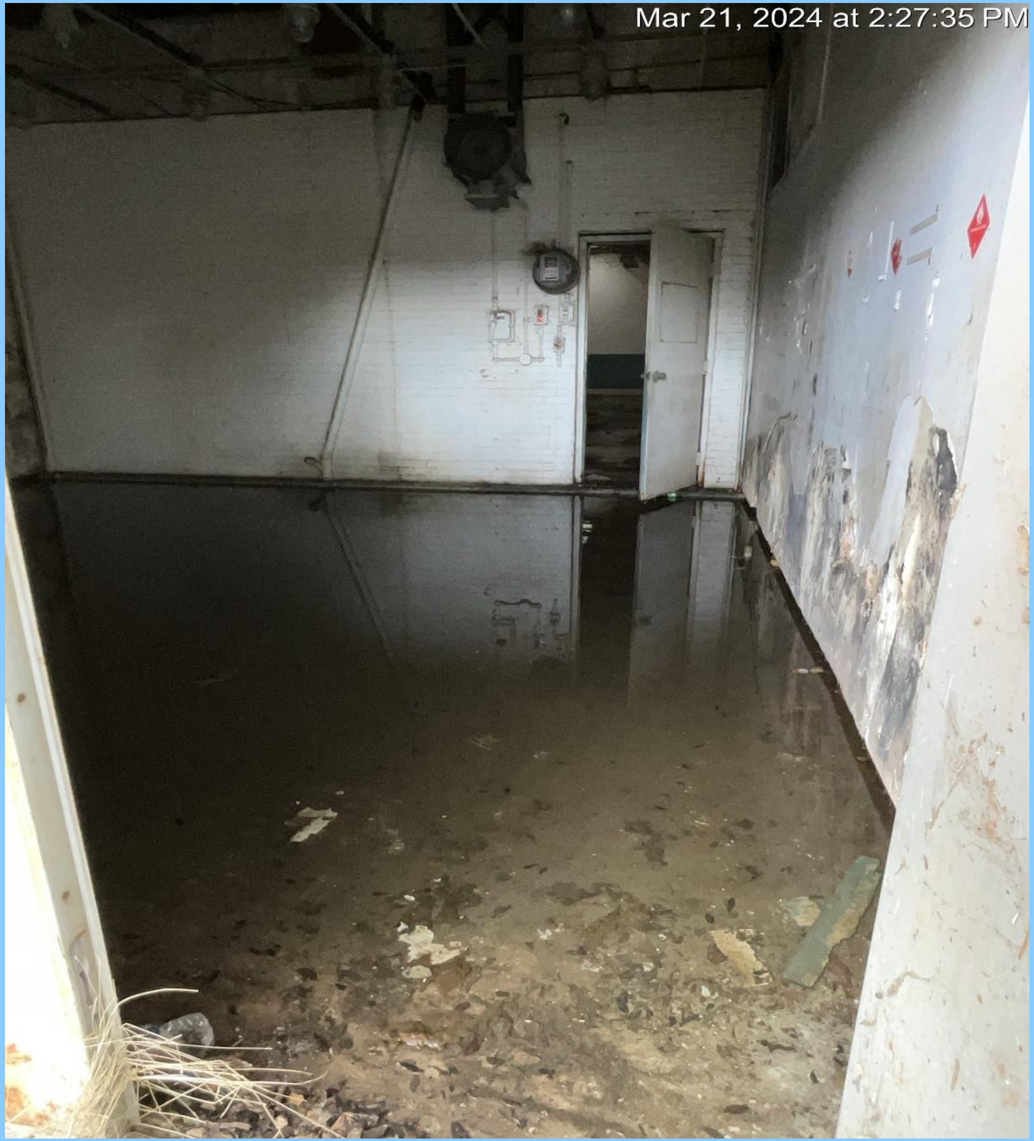
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Inadequate Sanitation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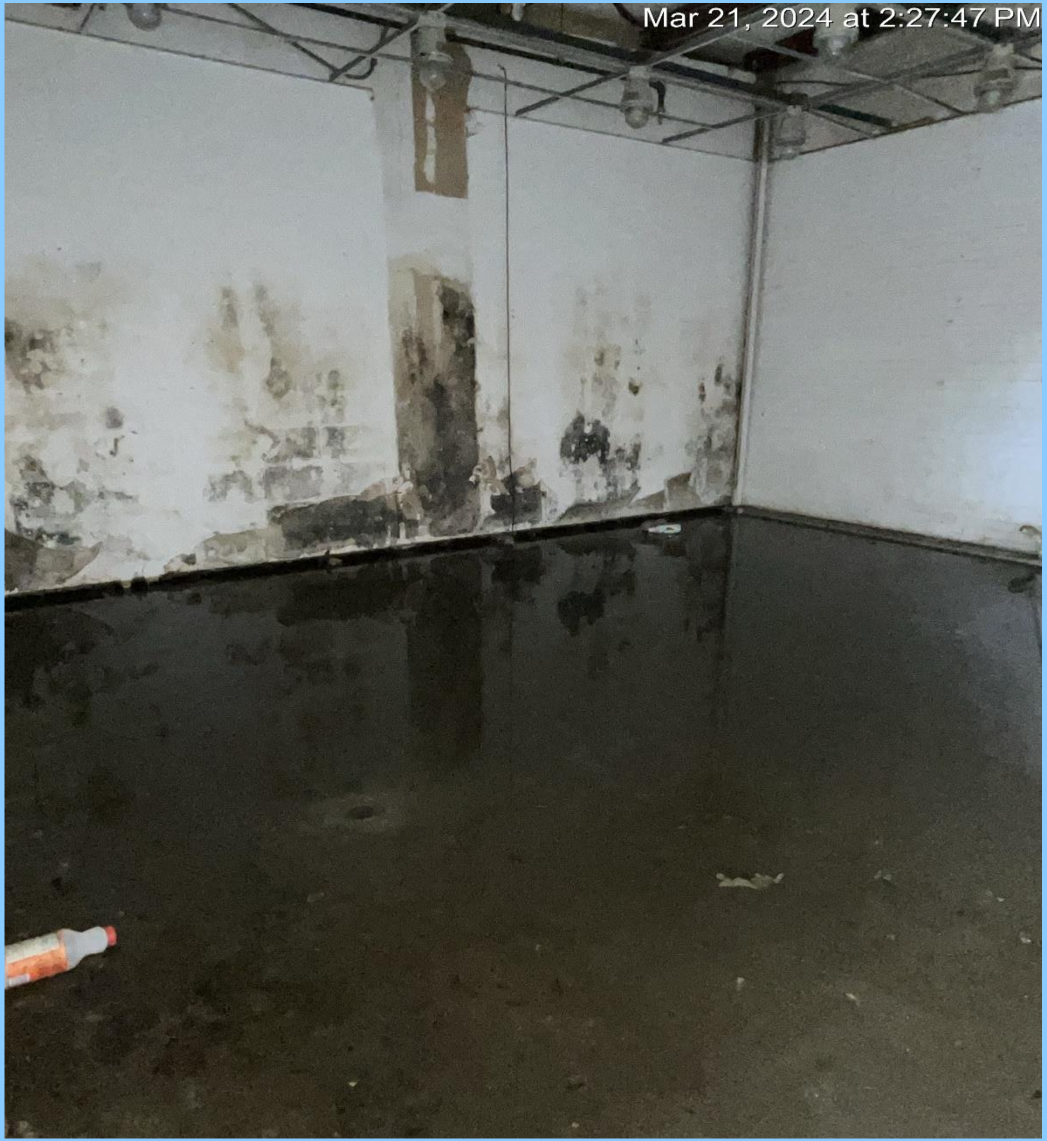
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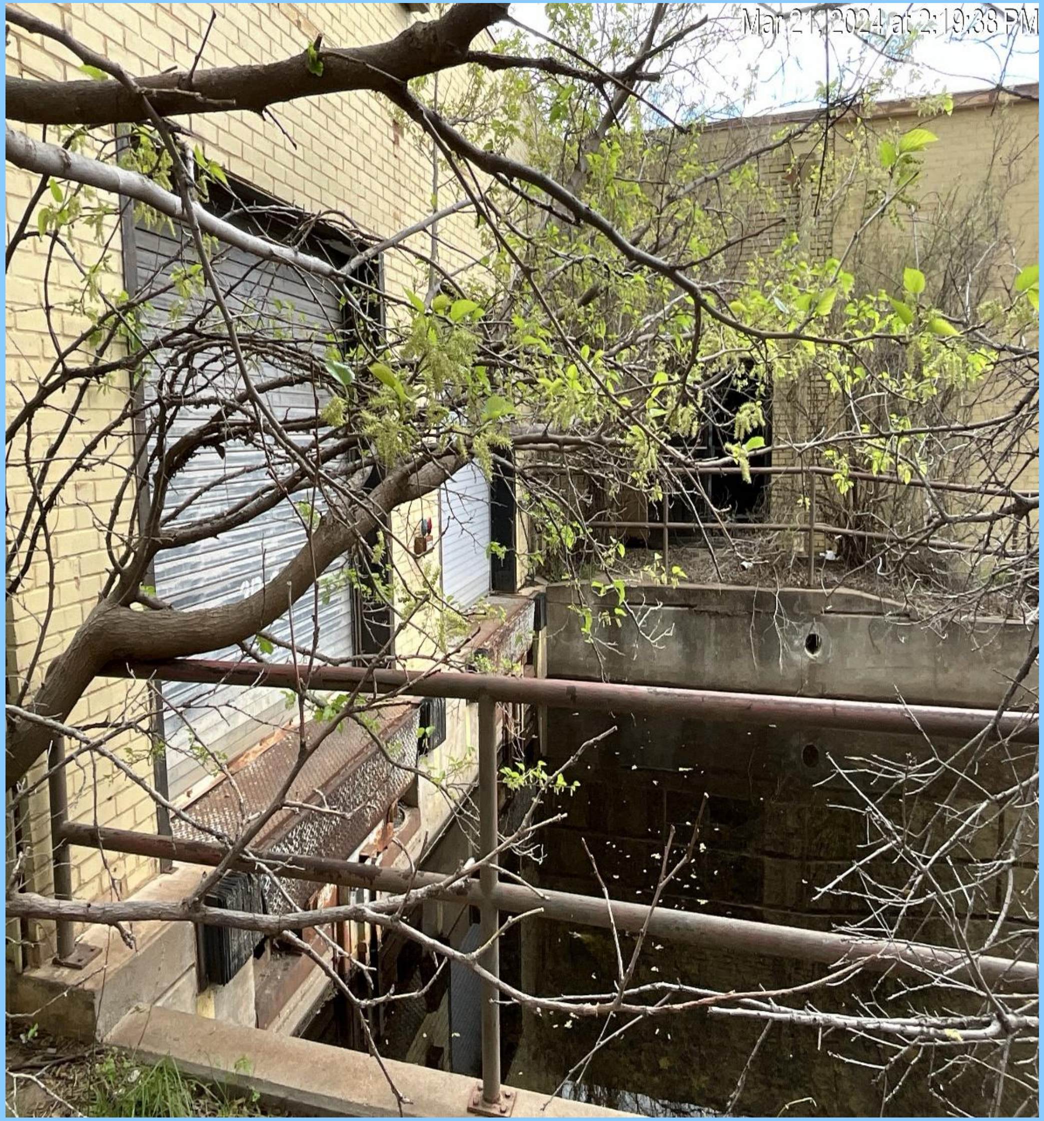
Nuisance/Interior Vandalism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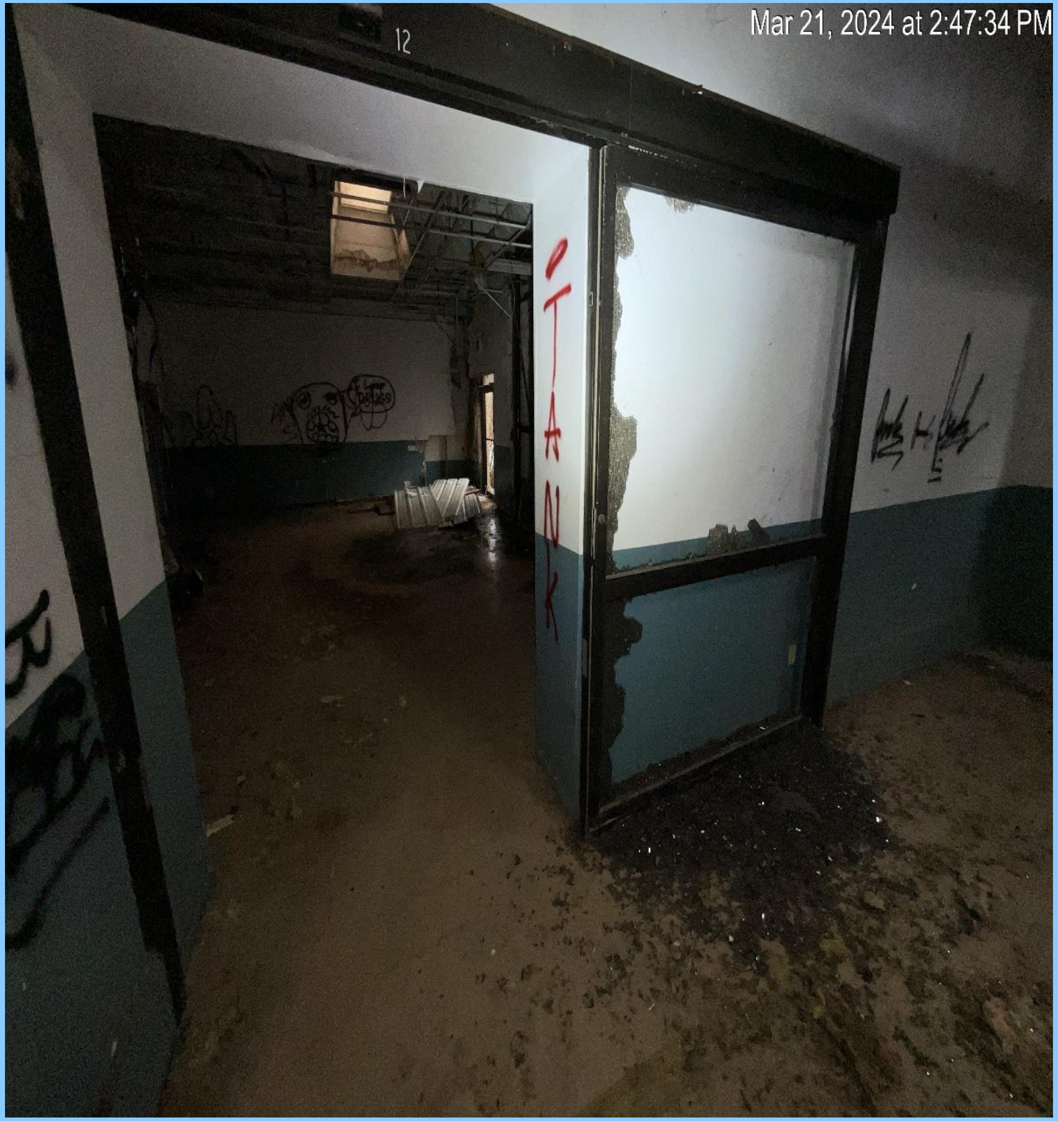
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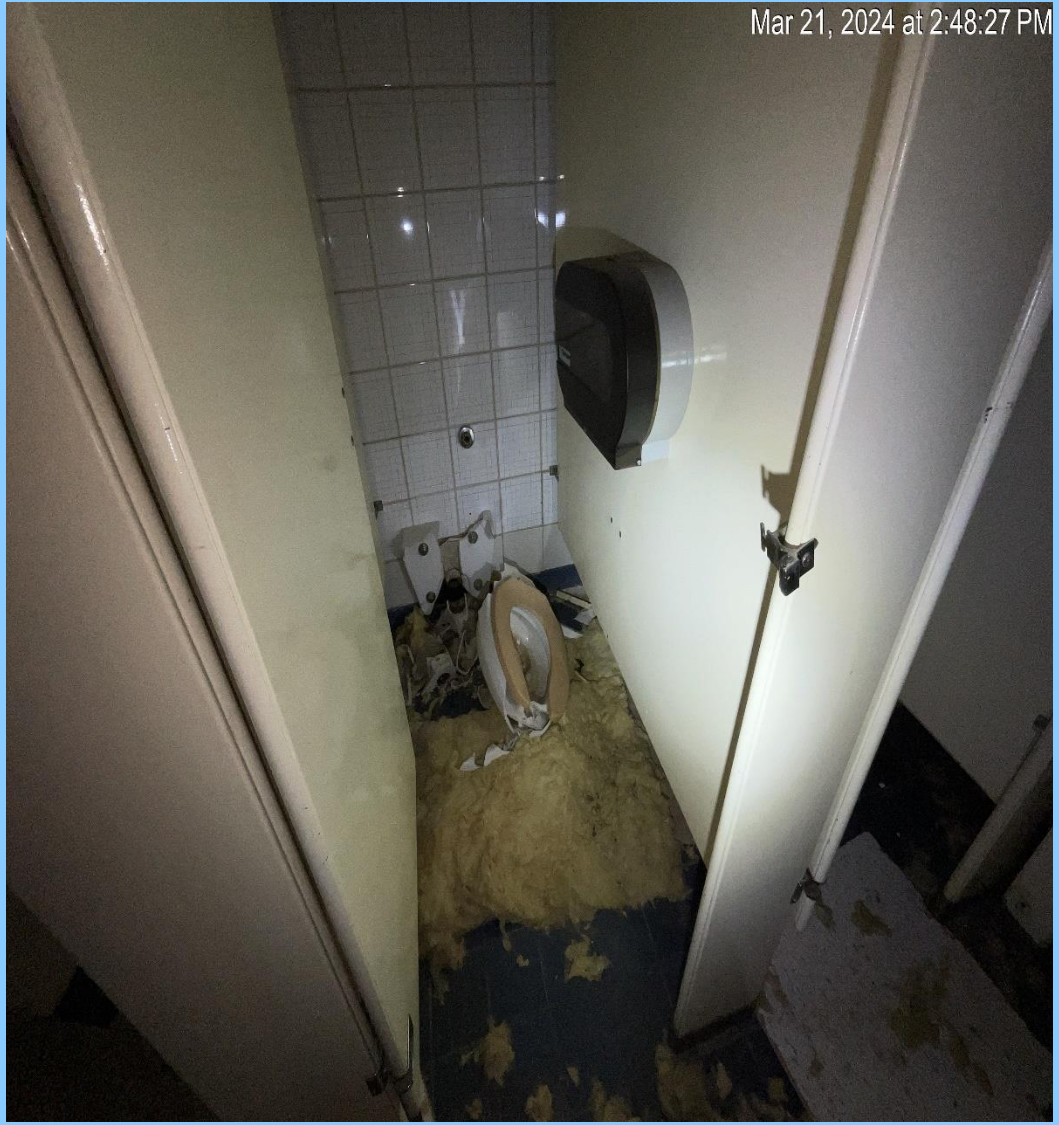
12
TANK

Interior Vandalism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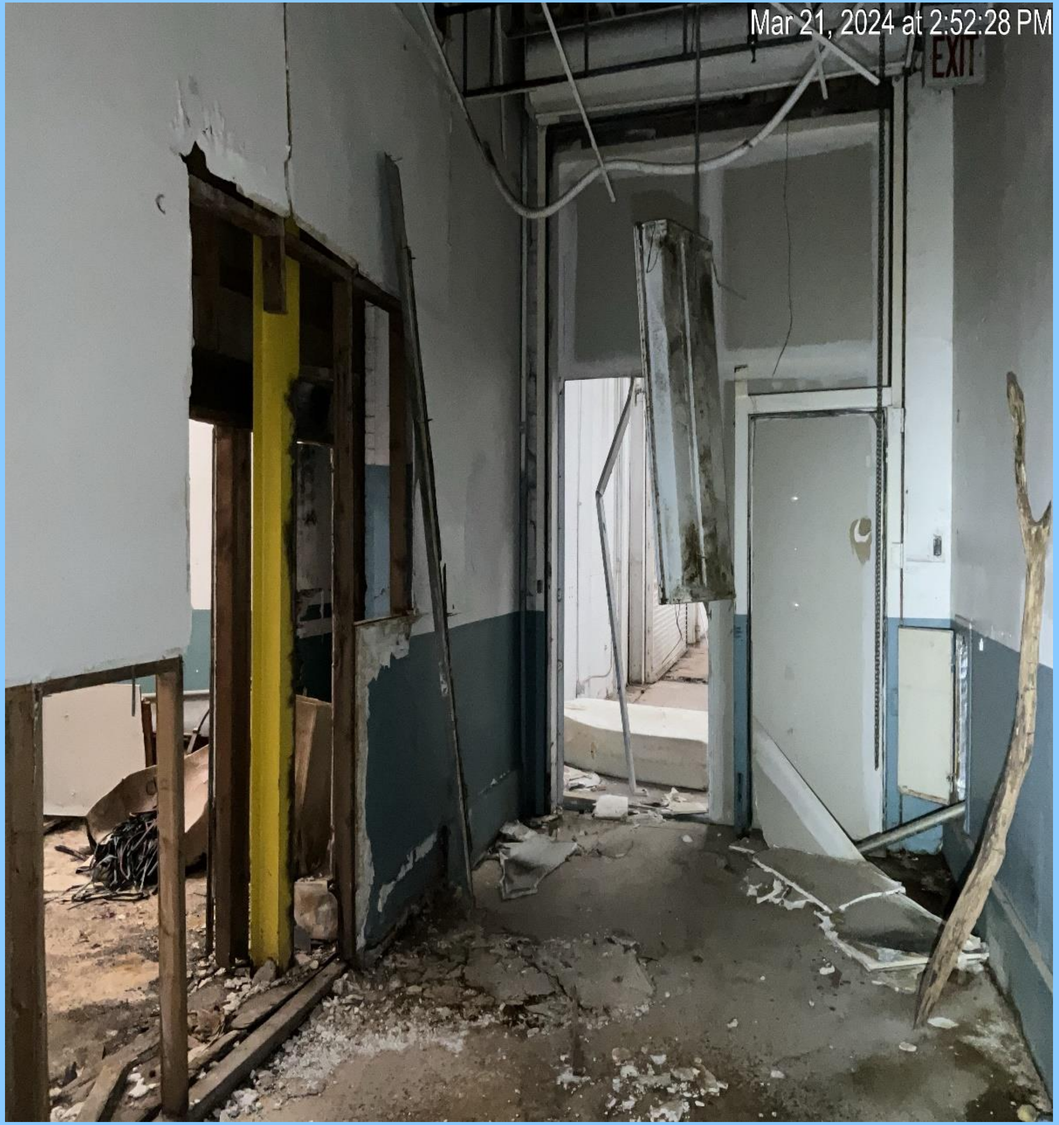
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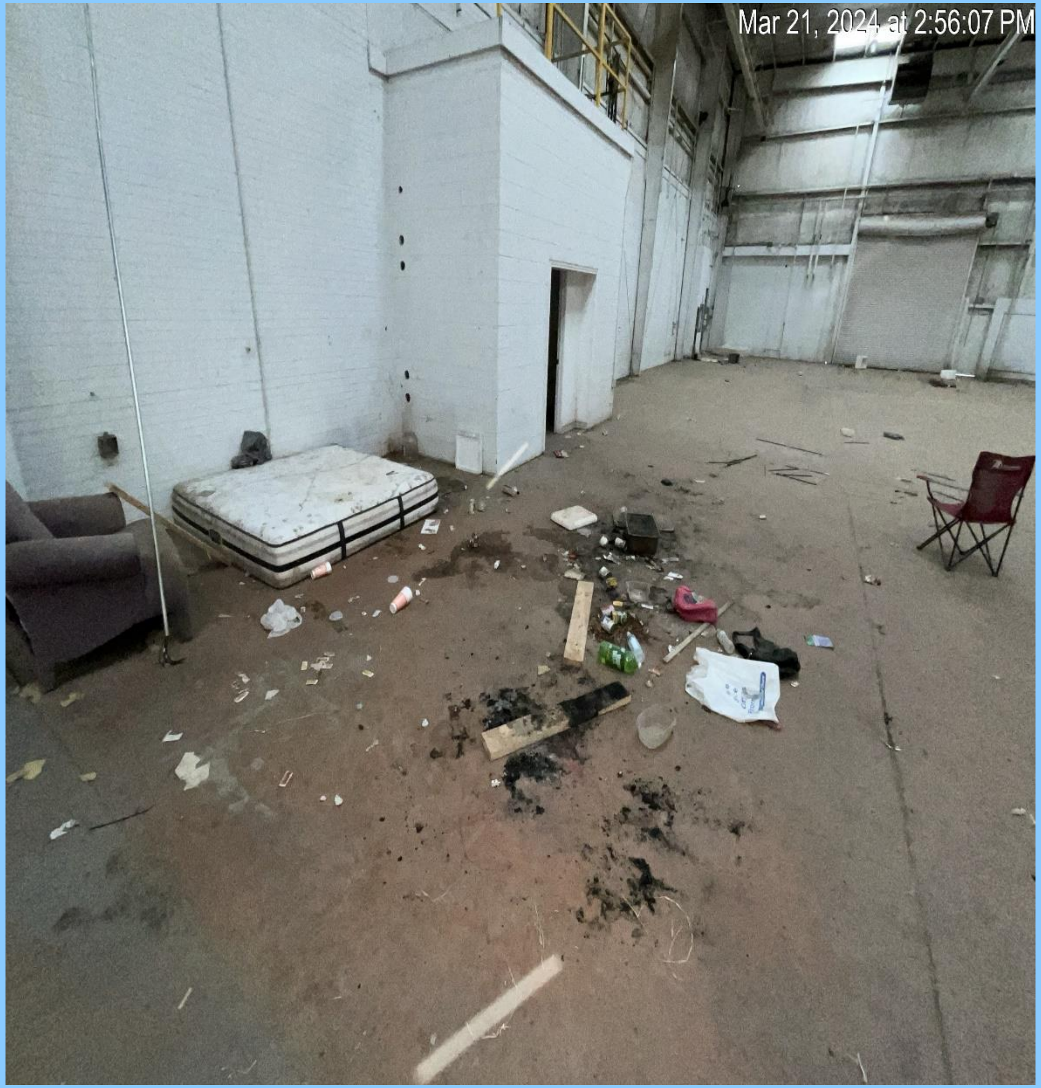
EXIT

Faulty Weather Protection/Vagrant Activity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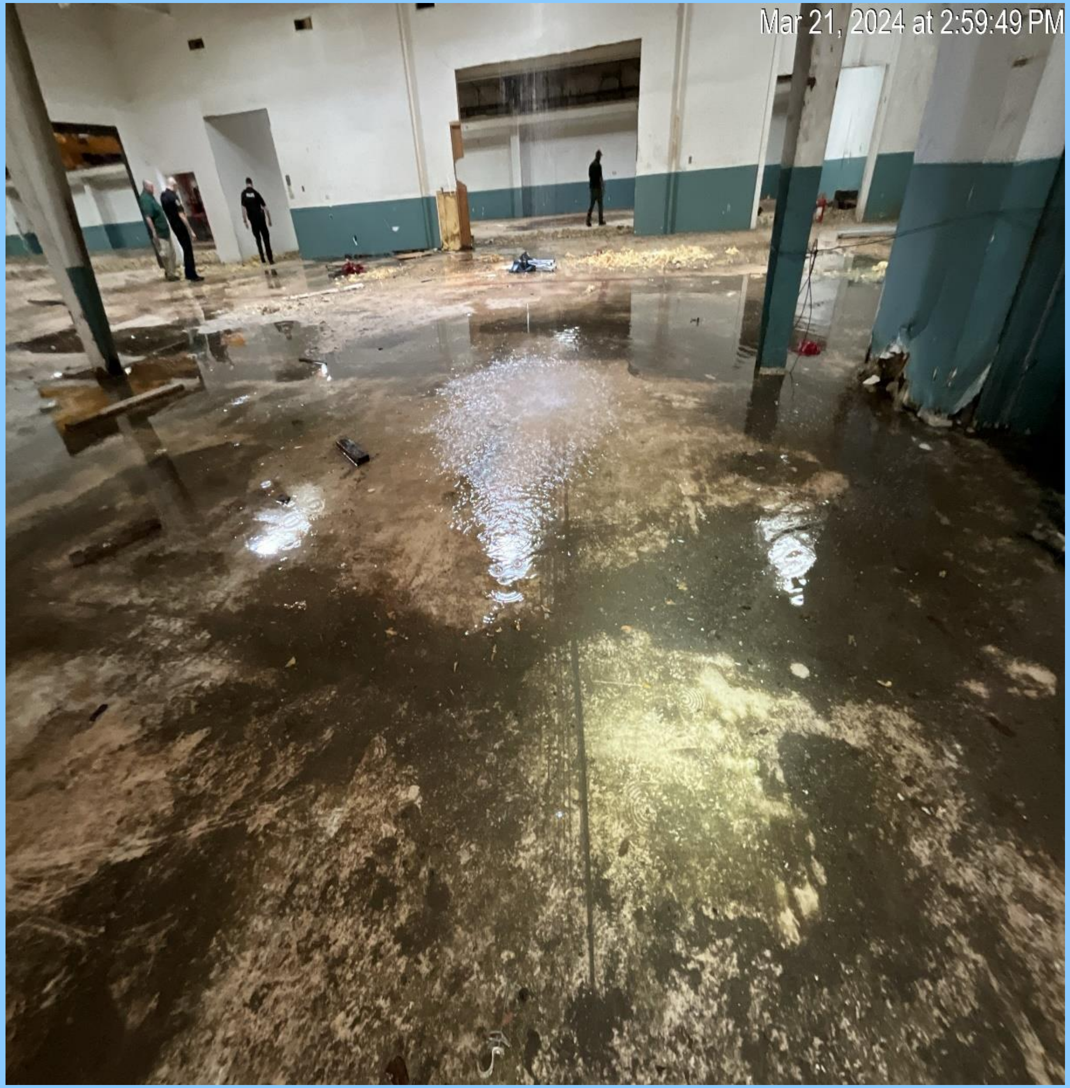
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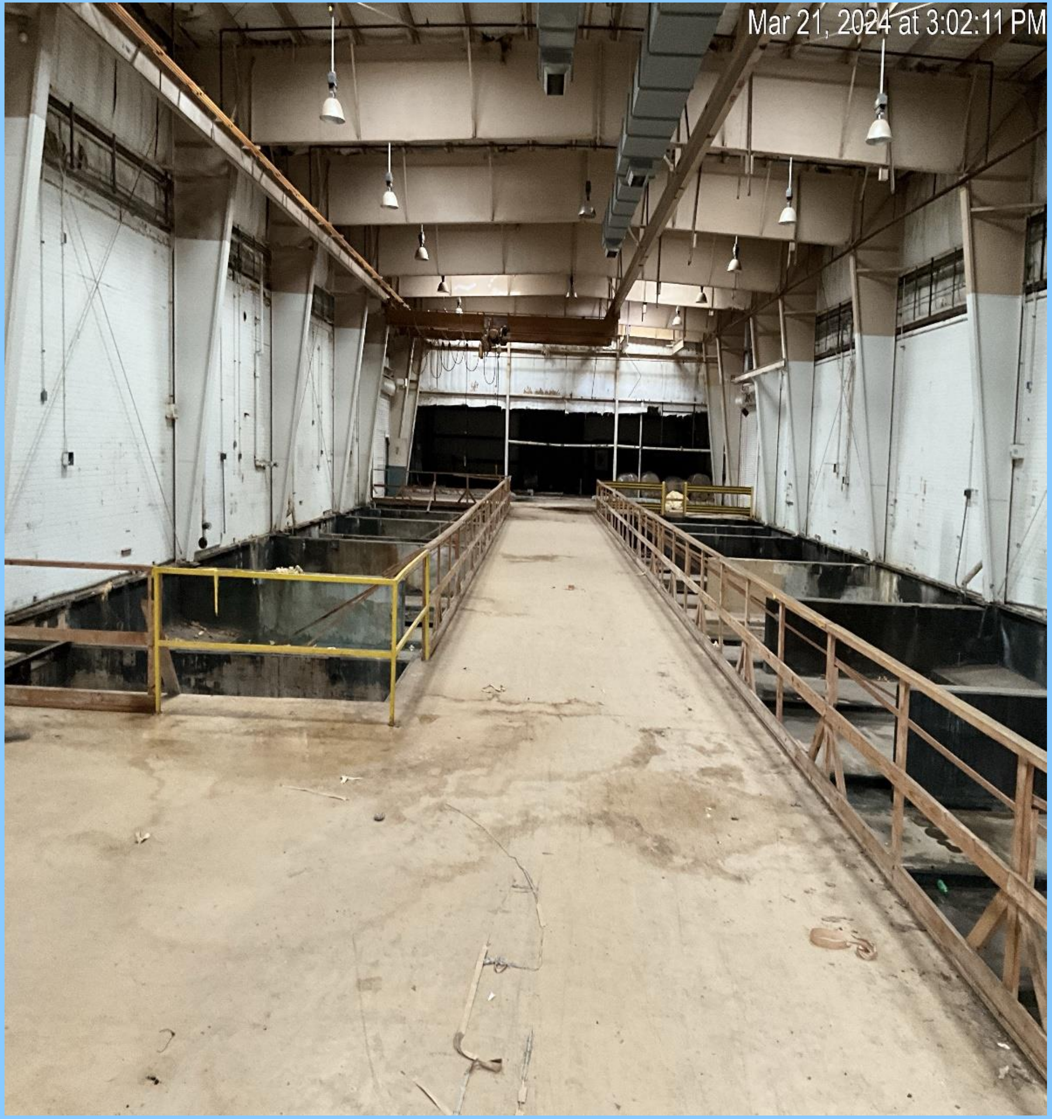
Inadequate Sanitation/Dangerous Structure



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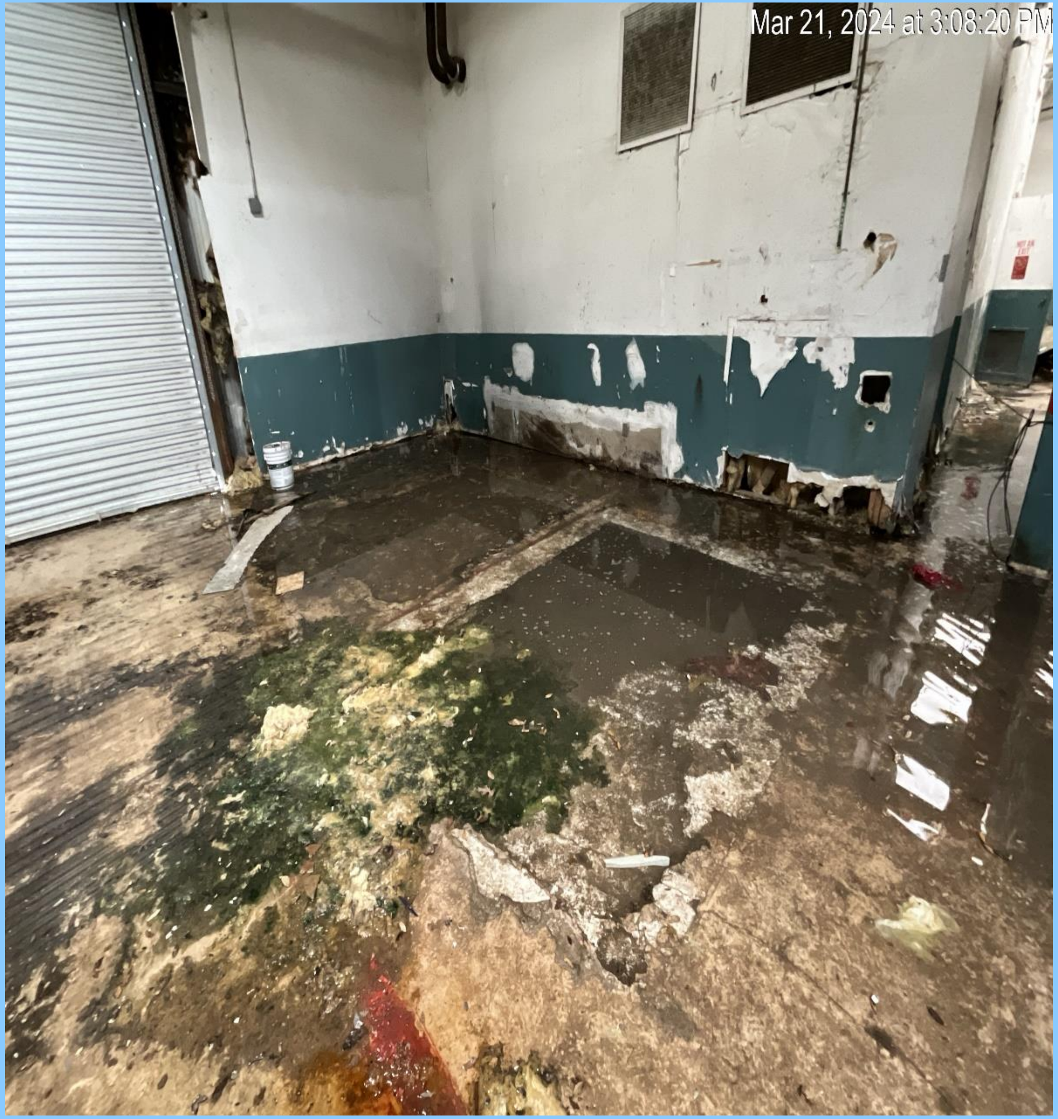

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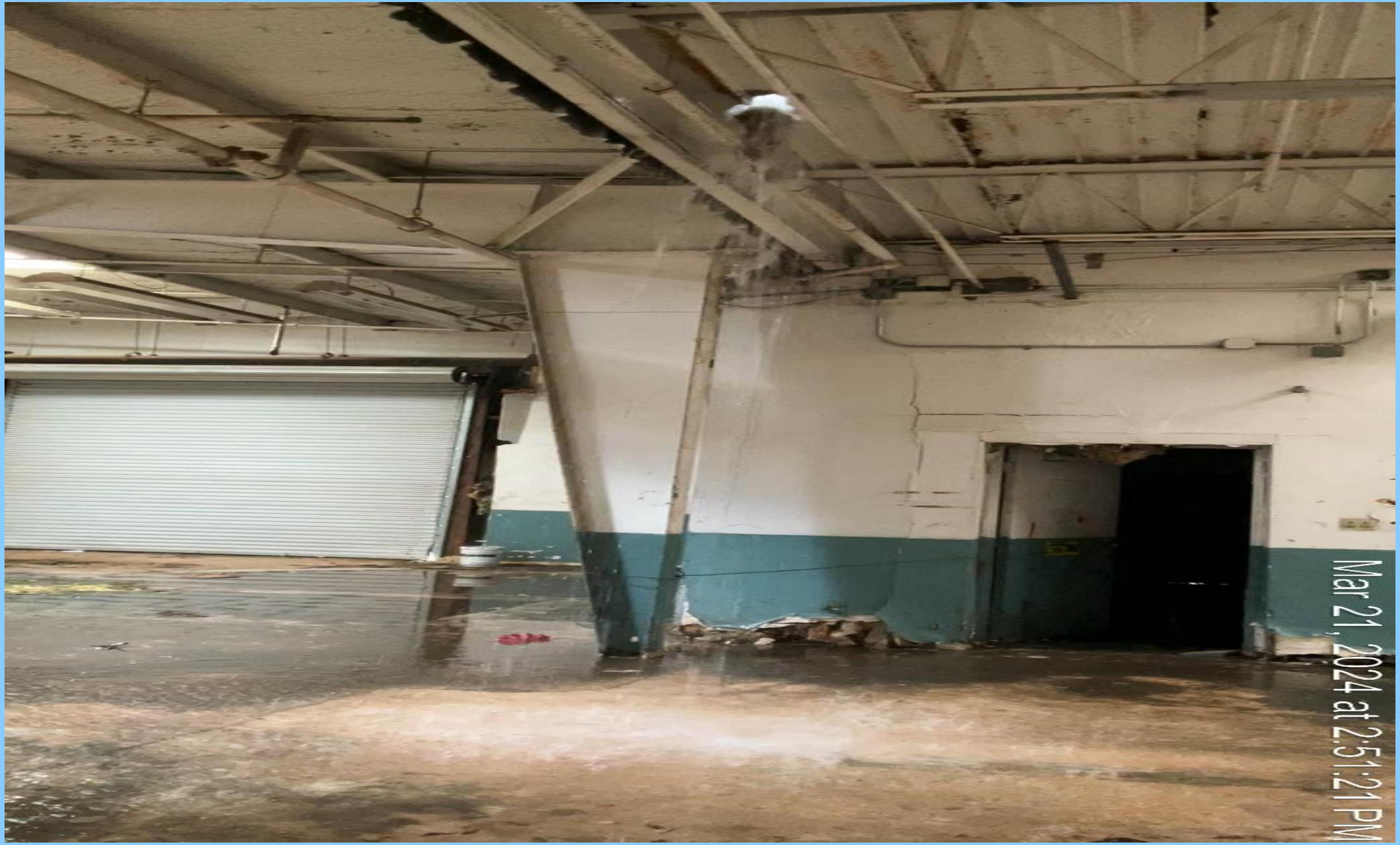
Video 1

Mar 21, 2024 at 2:40:09 PM

Video 2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Timeline of Events

- **February 10, 2022 –** Alerted of problematic structures by APD. Structure was broken into and unsecured. Some activity taking place was juveniles caught with firearms, property used as hangout for vagrants and drug use, copper theft. Windows, door and fences found to be unsecured, and damaged.
- **February 20, 2022 –** (5502) Mowed by city.
- **March 2, 2022 –** (5512) Mowed by city.
- **January 22, 2023 –** (5502) Mowed by city.
- **August 7, 2023 –** (5502) Mowed by city.
- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **January 16, 2024** – Condemnation notice and 30-60 sent to property owner.
- **March 8, 2024** – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention from Law Enforcement and Code Compliance.
- **March 18, 2024** – Notice of April hearing sent to property owner and posted on structure.

Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS

End of
5502/5512 N. 1st St.
presentation

CITY OF
ABILENE
TEXAS

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000055: 5512 N 1st St. (ABILENE PLAZA SEC 1, BLOCK 12, LOT W205 OF E455, TAYLOR COUNTY, TEXAS), Owner: 300 Wall Street LLC A Delaware LLC**

GENERAL INFORMATION

Owner: 300 Wall Street LLC A Delaware LLC
Sq Ft: 42,830
Structural: OK
Foundation: OK
Value: $289,009
Total Value: $341,839
Delinquent Tax: $11,804

SPECIAL CONSIDERATIONS

February 10, 2022 – Alerted of problematic structures by APD. Structure was broken into and unsecured. Some activity taking place was juveniles caught with firearms, property used as hangout for vagrants and drug use, copper theft. Windows, door and fences found to be unsecured, and damaged.
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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 April 3, 2024.

ATTACHMENTS:

1.	20240403_24-000054_5502_5512 N. 1st St	20240403_24-000054_5502_5512 N. 1st St.pdf

Case #24-000054

Case #24-000055

5502/5512 N. 1st St.

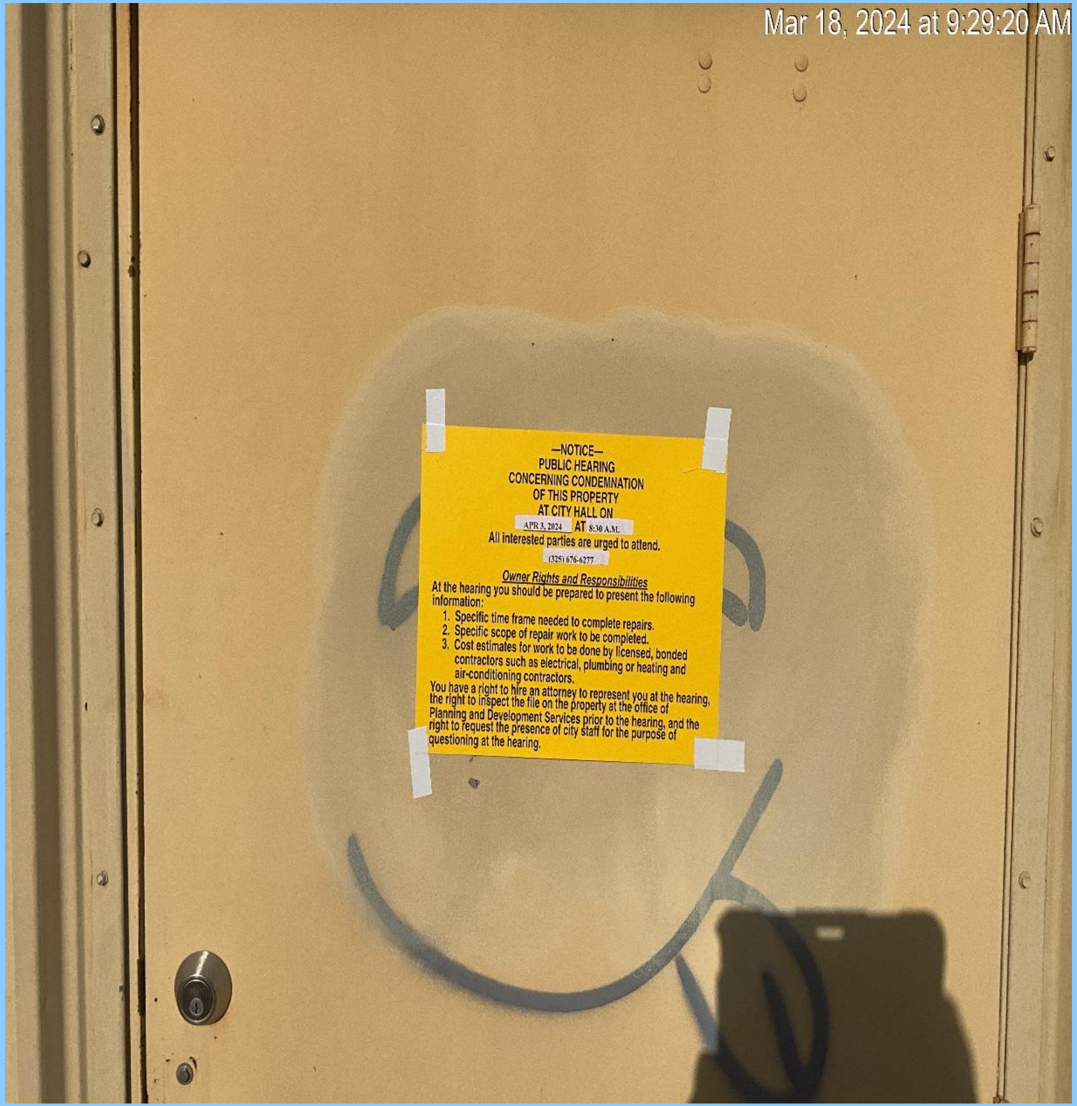
CITY OF
ABILENE
TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Special Warranty Deed naming **300 Wall Street, LLC** as owner
- **TAYLOR COUNTY** – Shows **300 Wall Street, LLC** to be the owner.
- **SECRETARY OF STATE** – LLC withdrawn May 9, 2011
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2019
- Search reveals **300 Wall Street, LLC** to be the owner.

Public Notice


Mar 18, 2024 at 9:29:20 AM

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AT CITY HALL ON
APR 3, 2024 AT 8:30 A.M.
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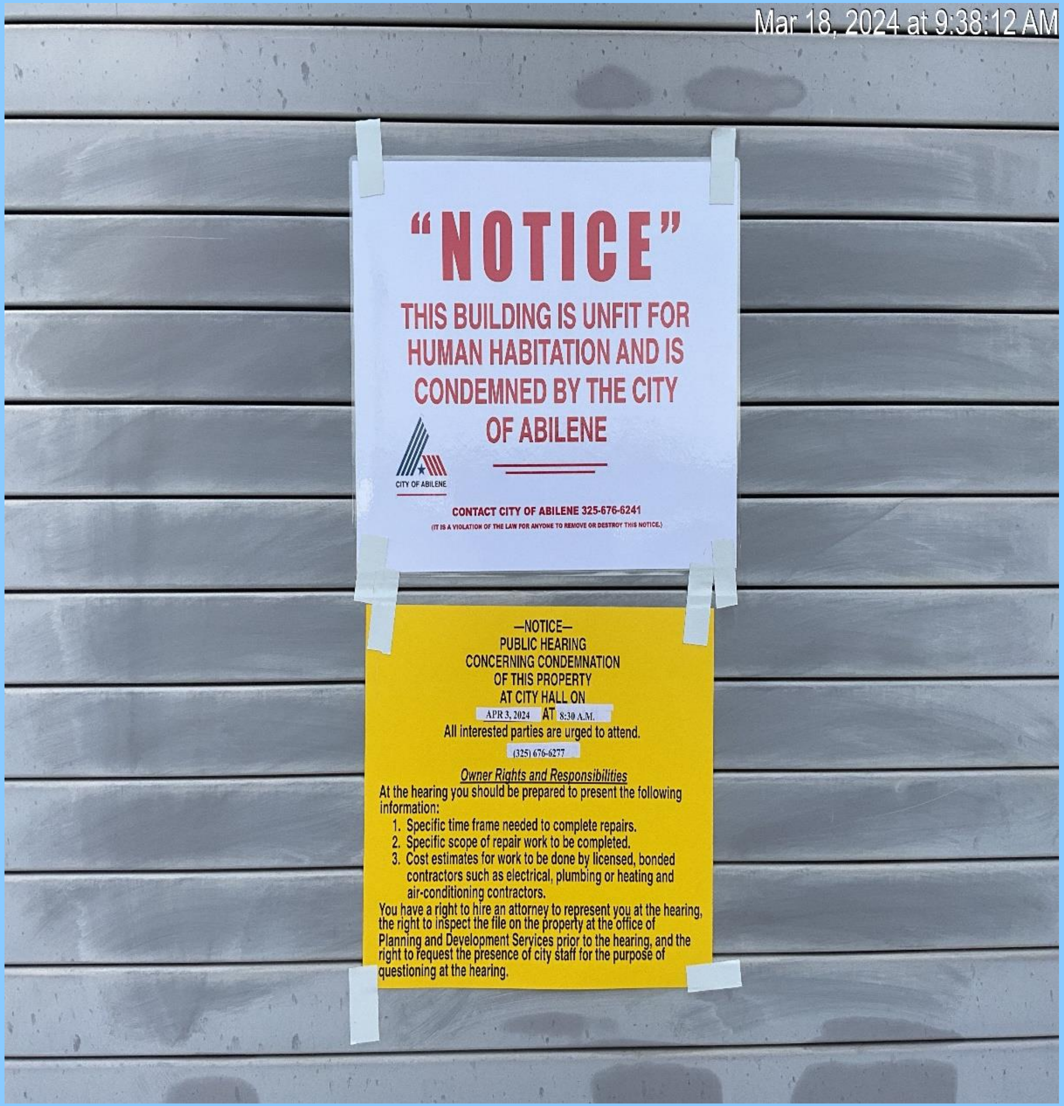
Mar 18, 2024 at 9:38:12 AM

“NOTICE”

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

CITY OF ABILENE

CONTACT CITY OF ABILENE 325-676-6241

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

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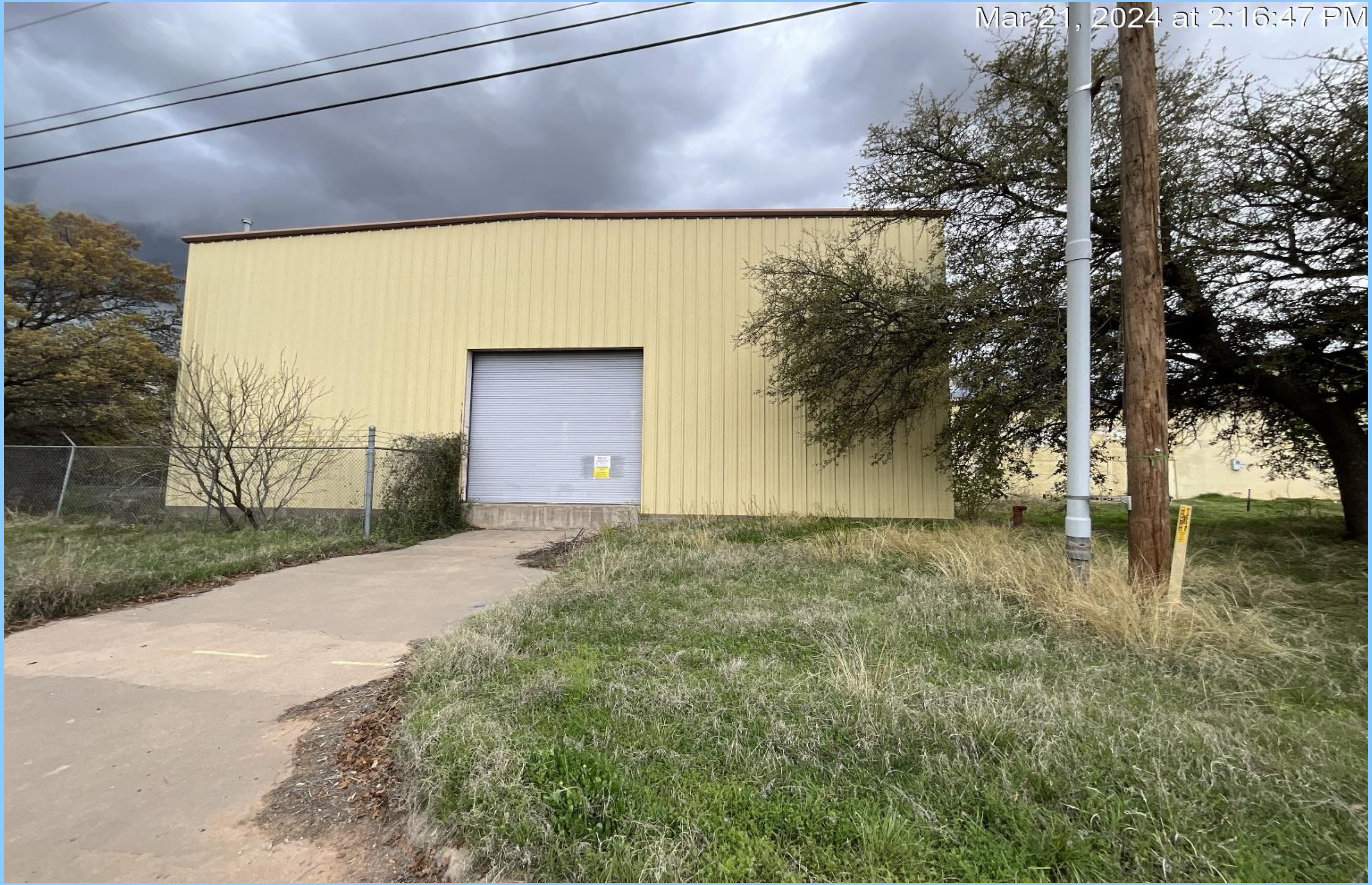
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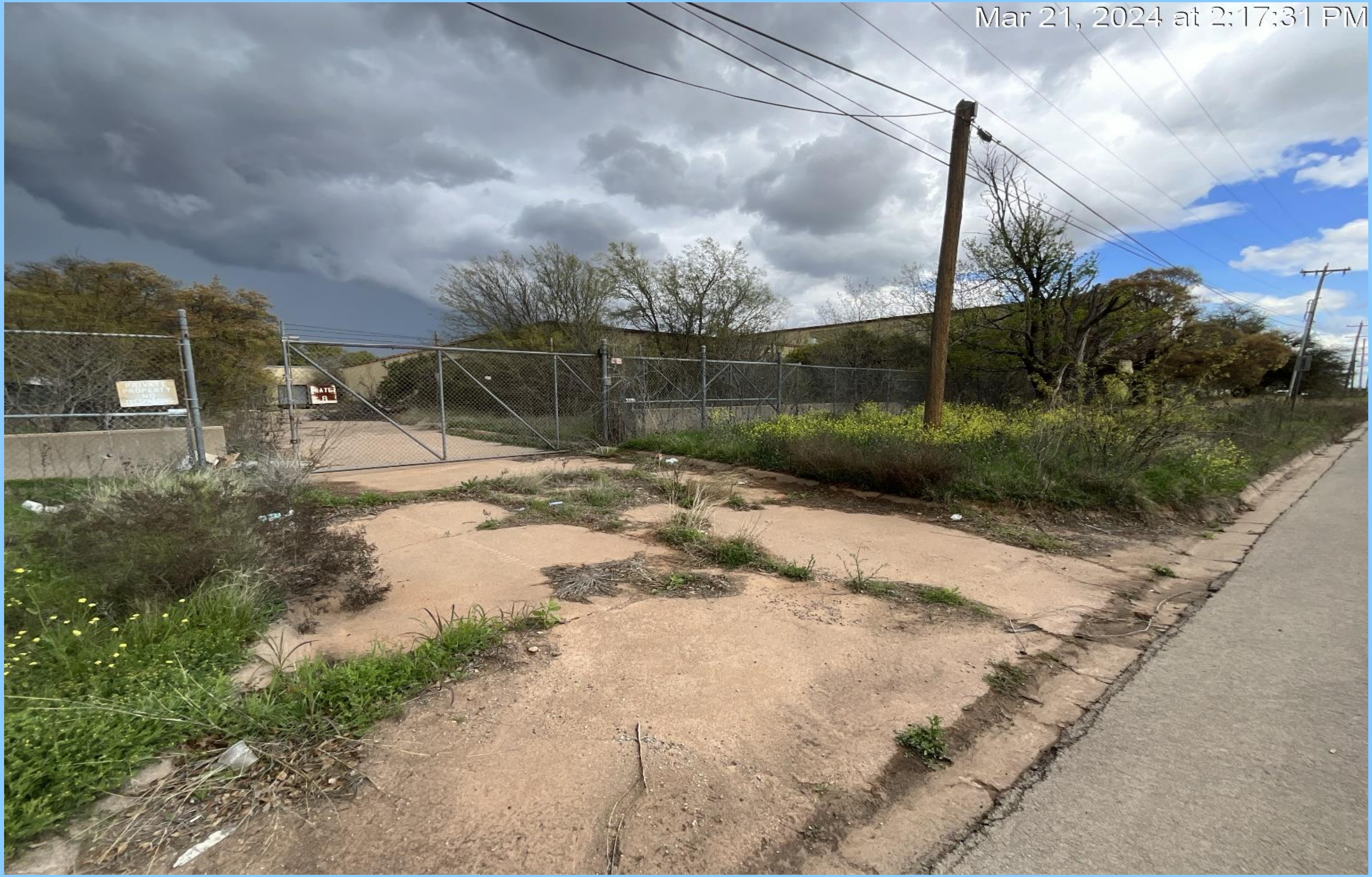
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PRIVATE
PROPERTY
NO
GATE
8

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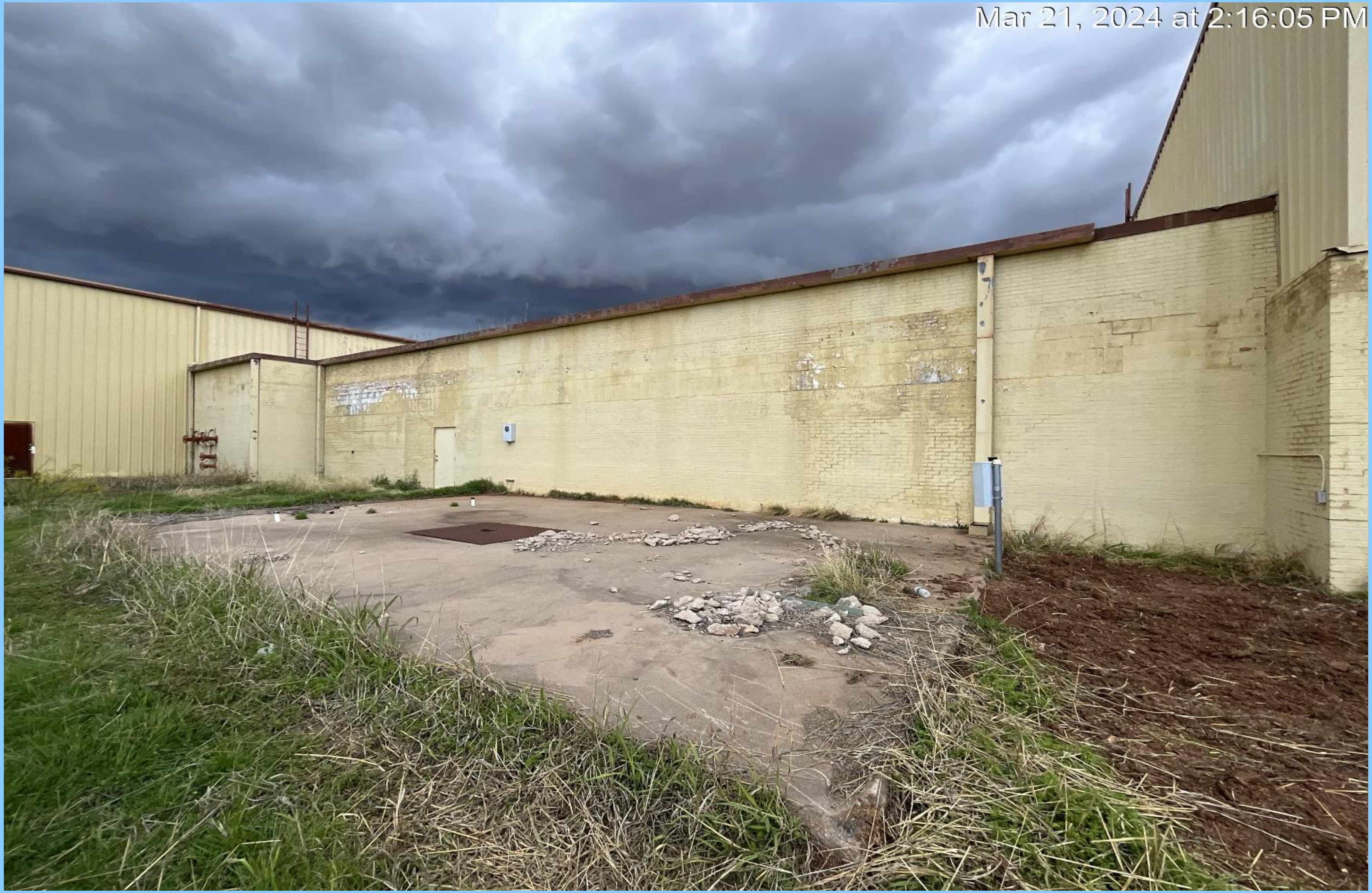
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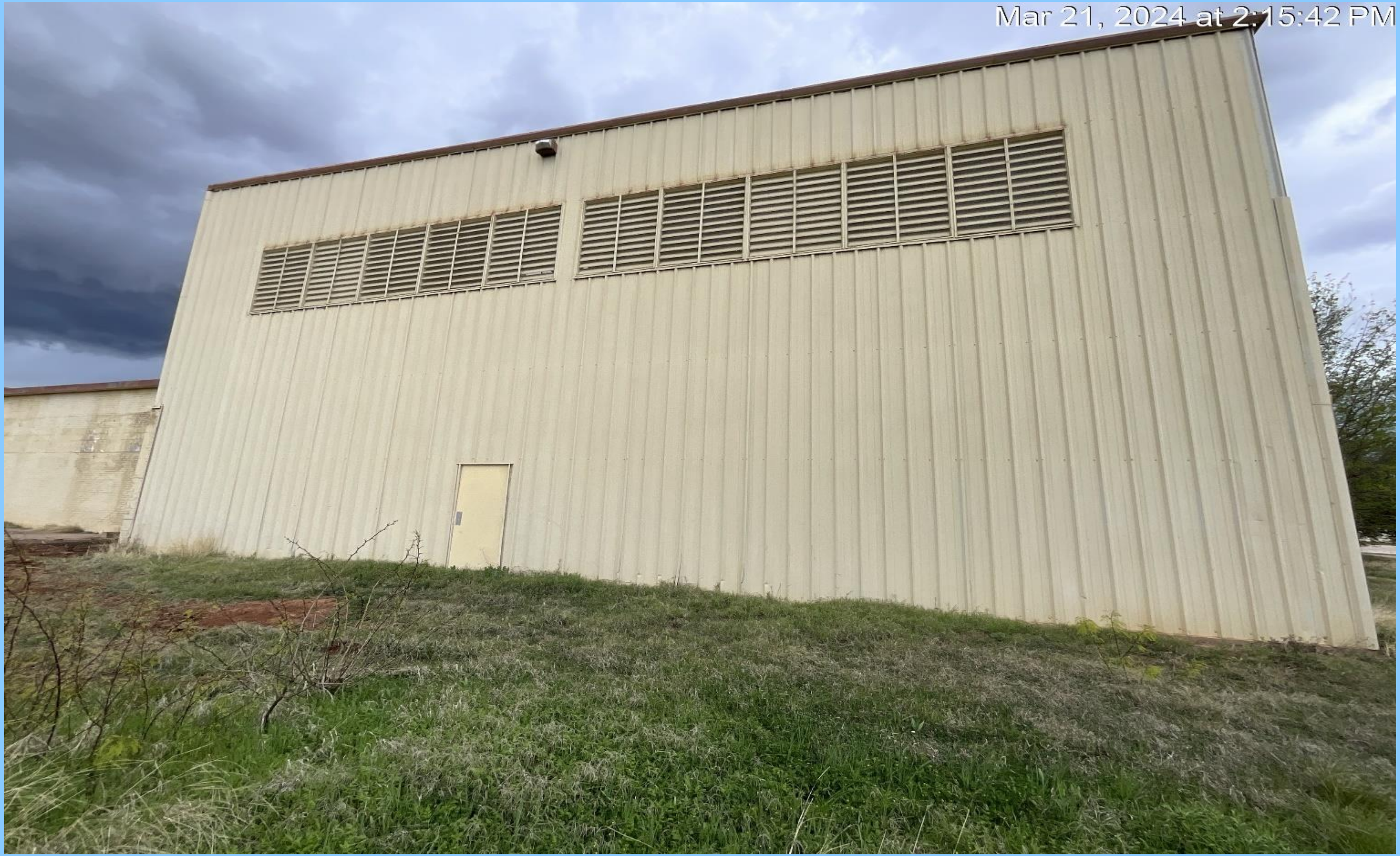
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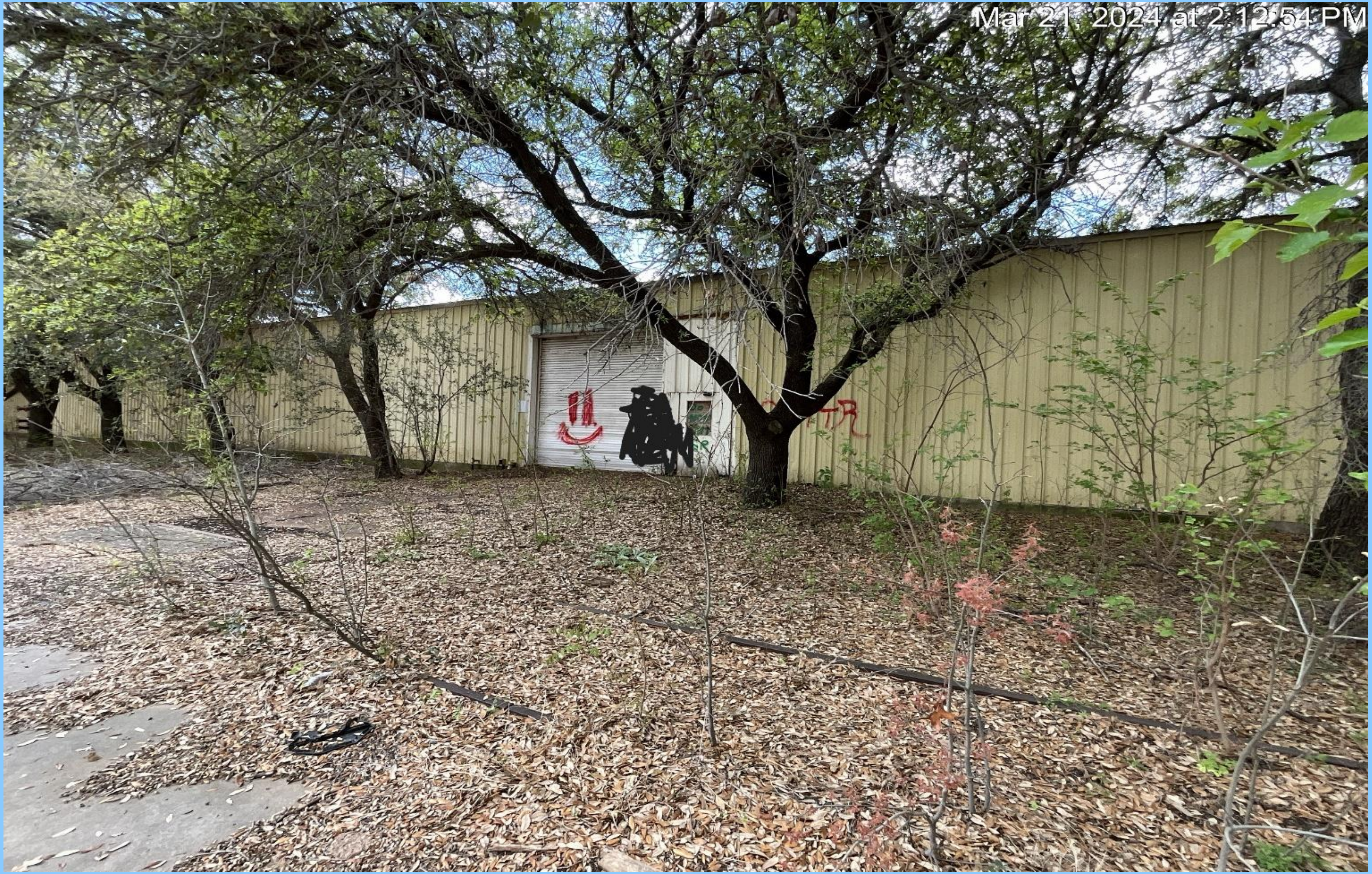

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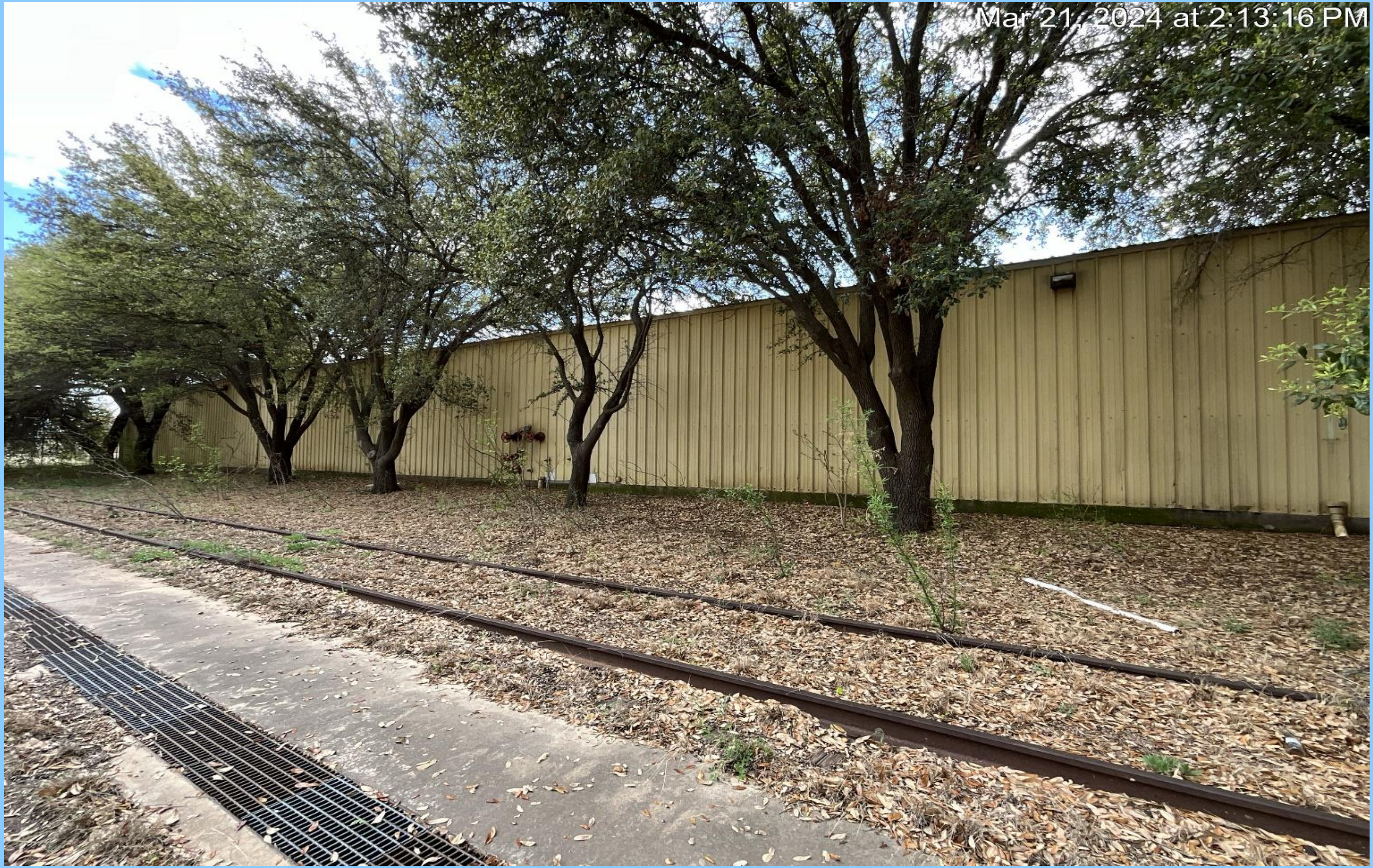
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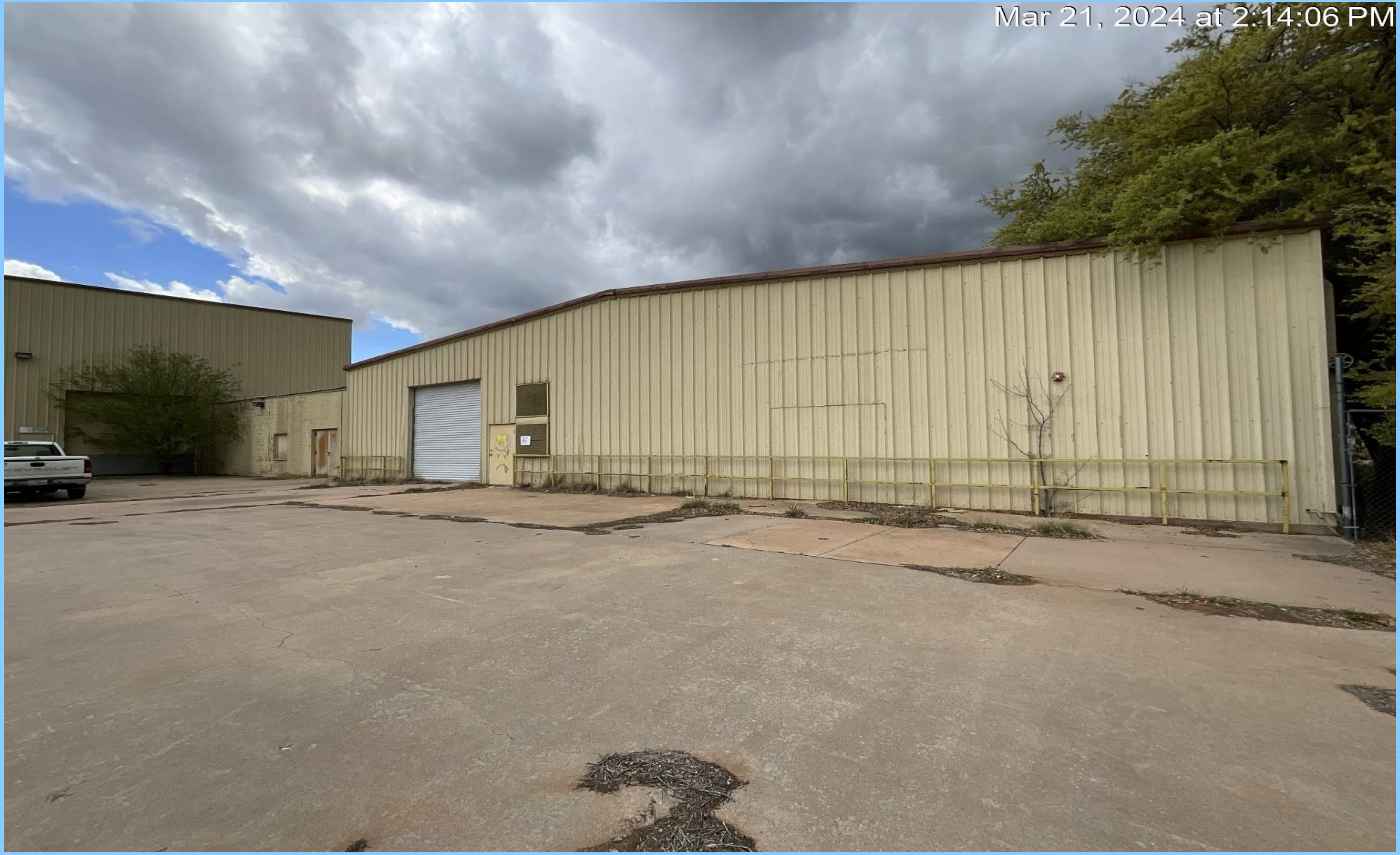
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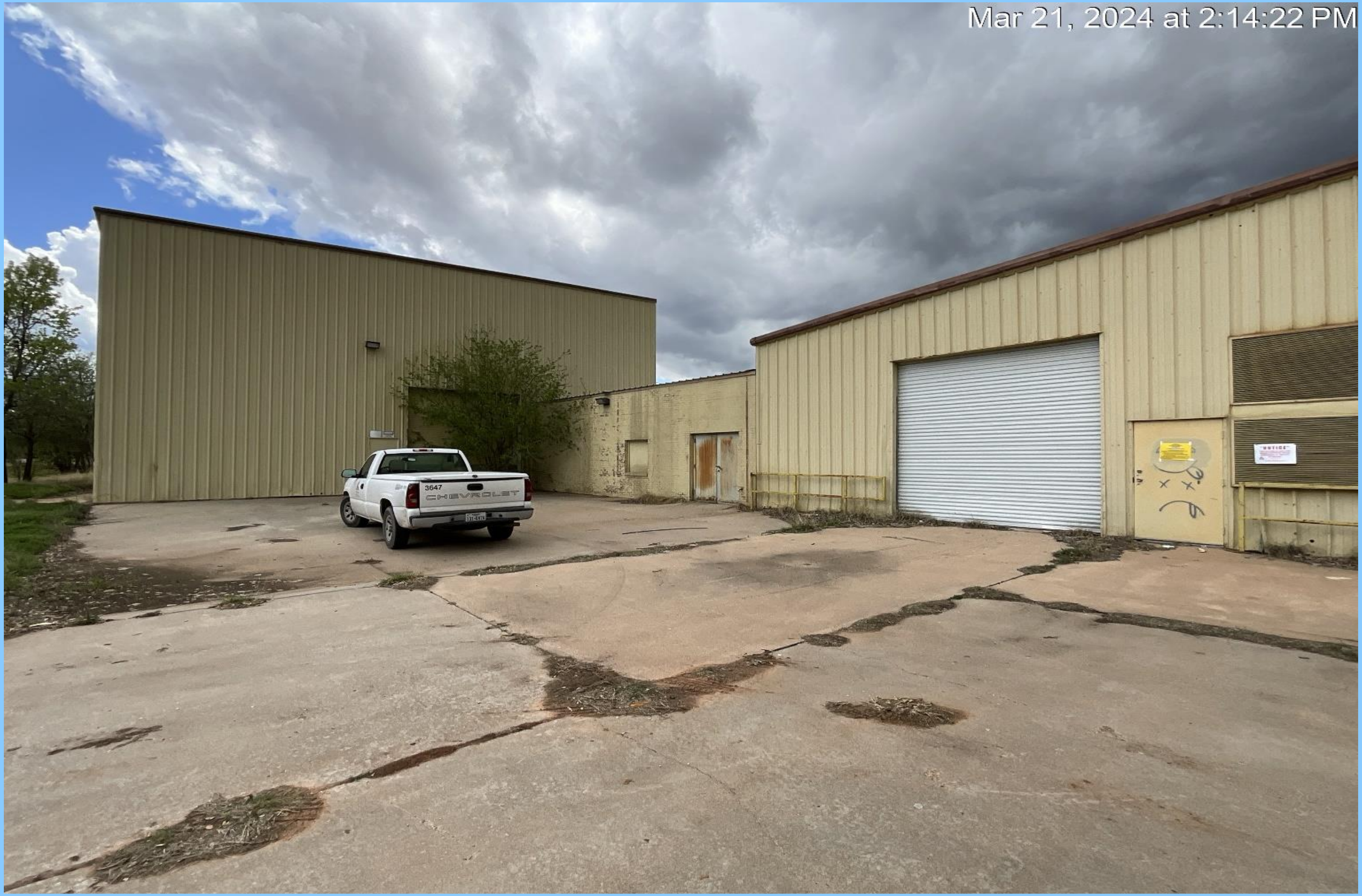
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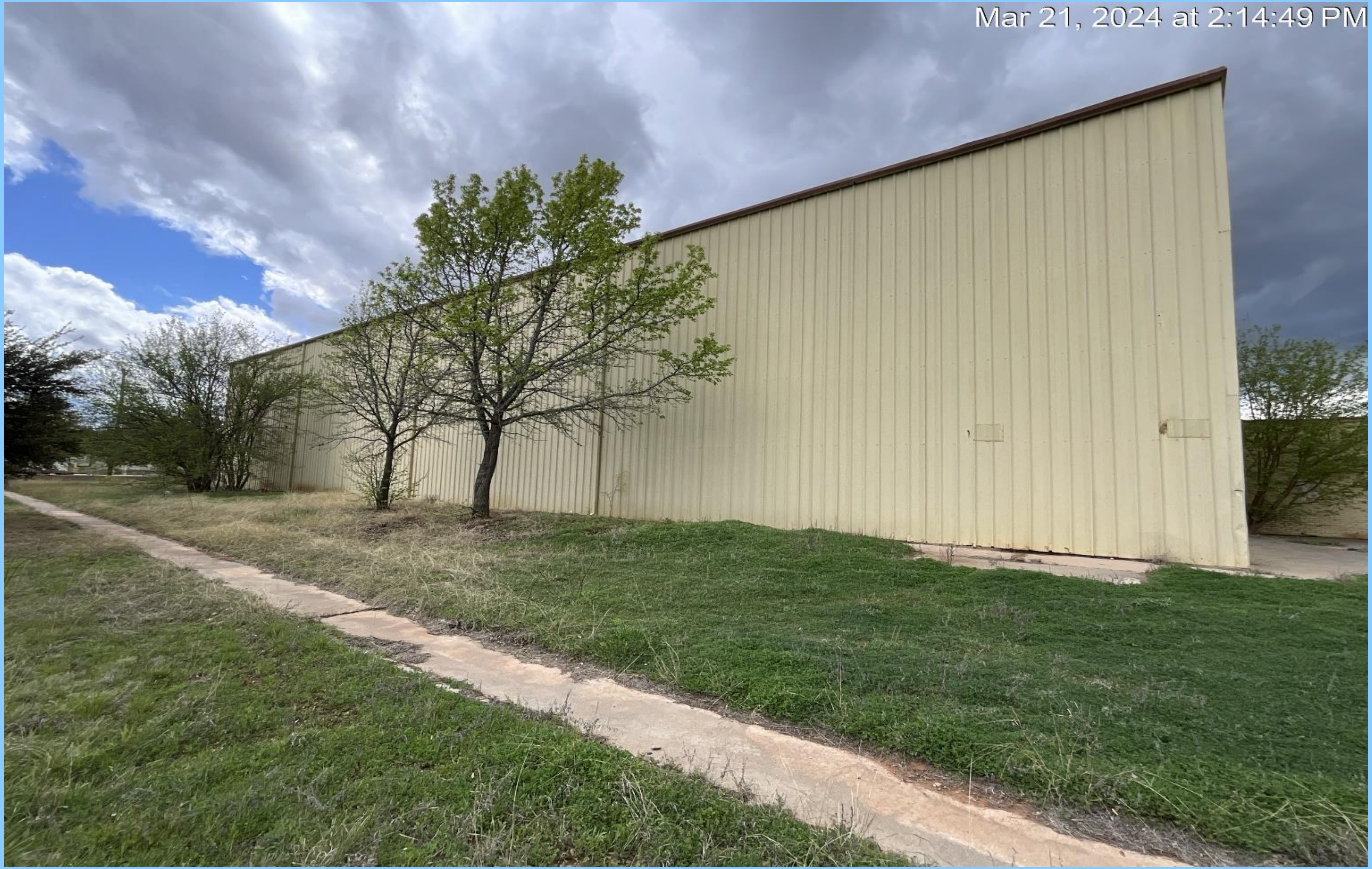
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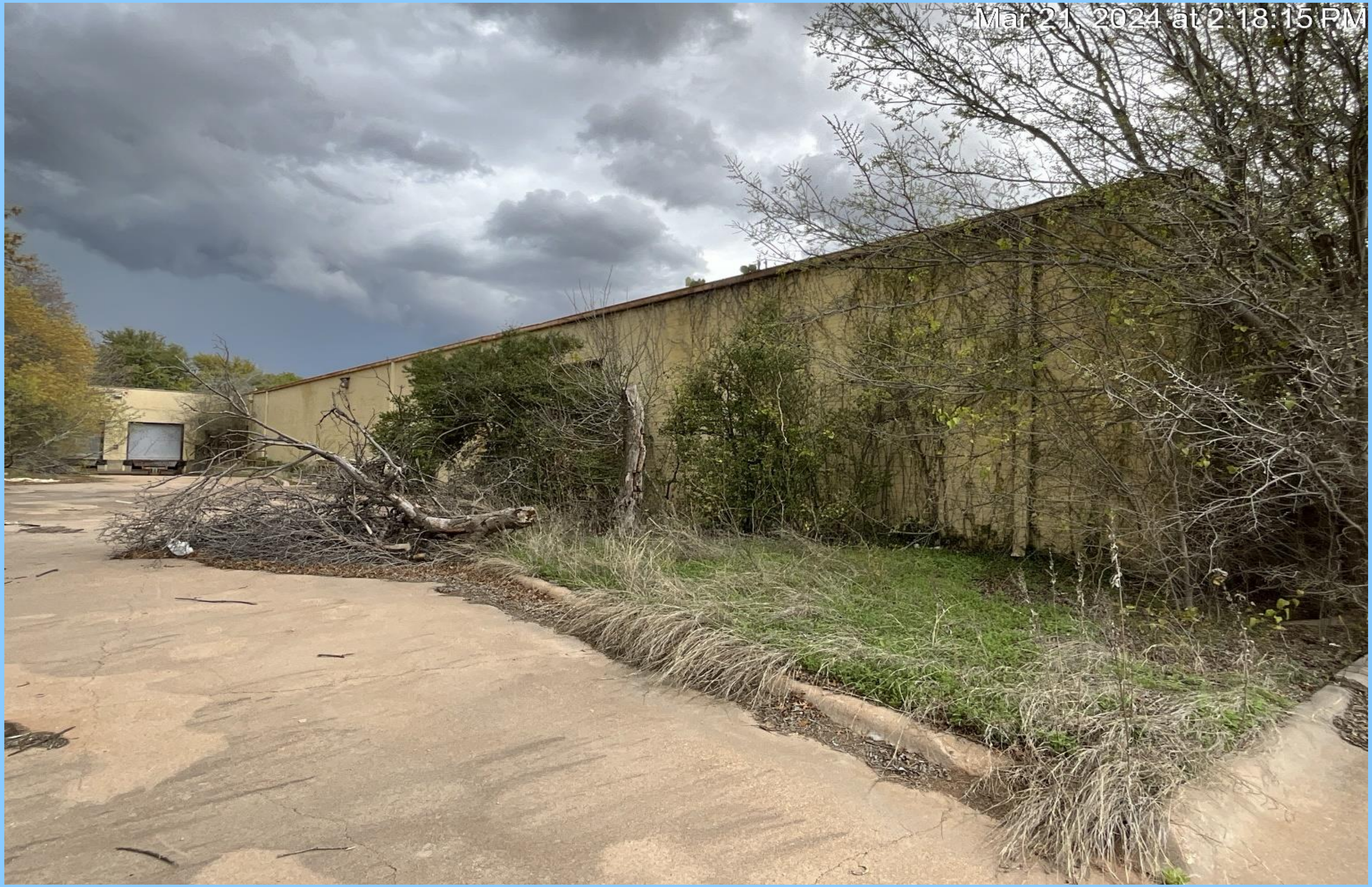
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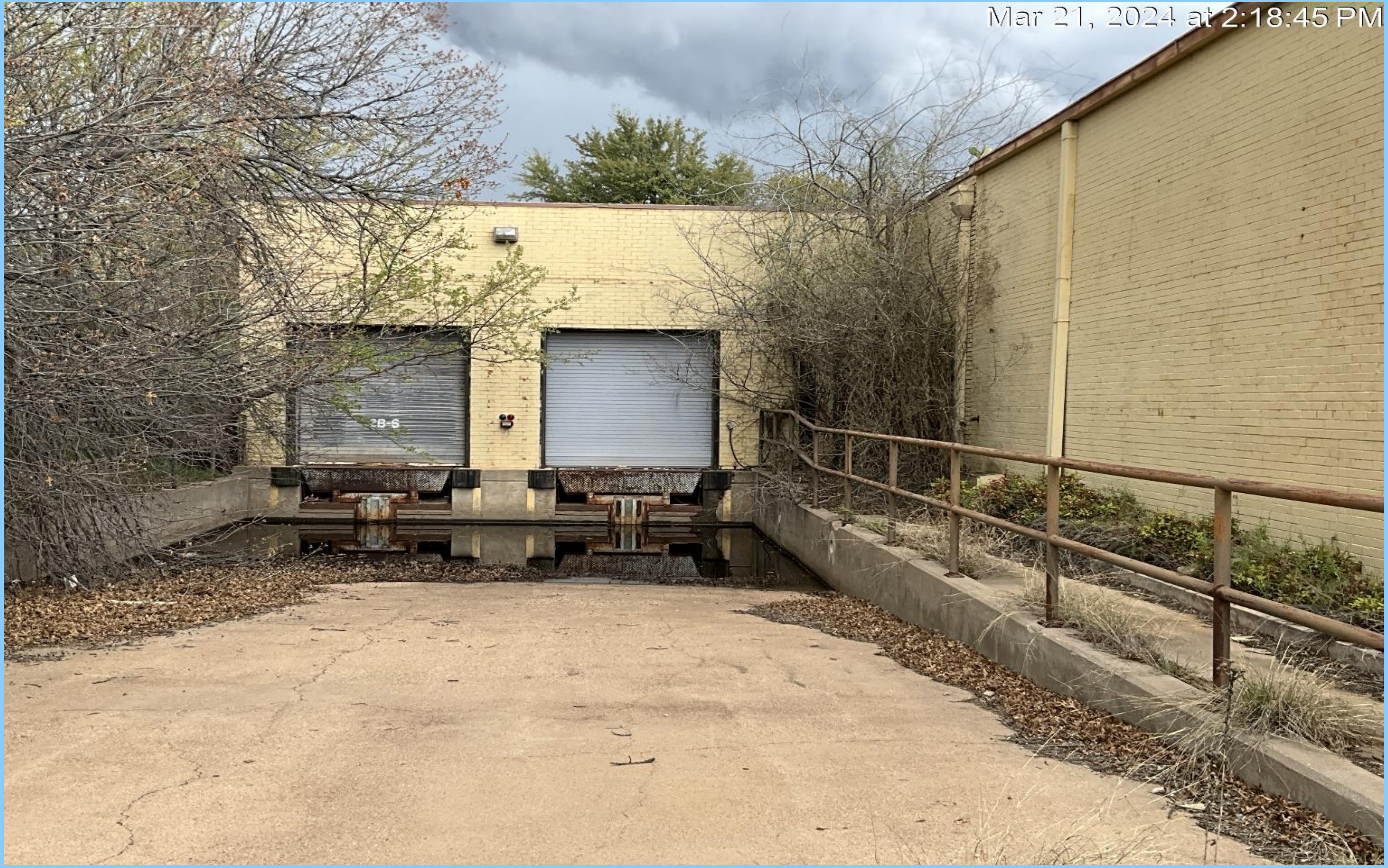
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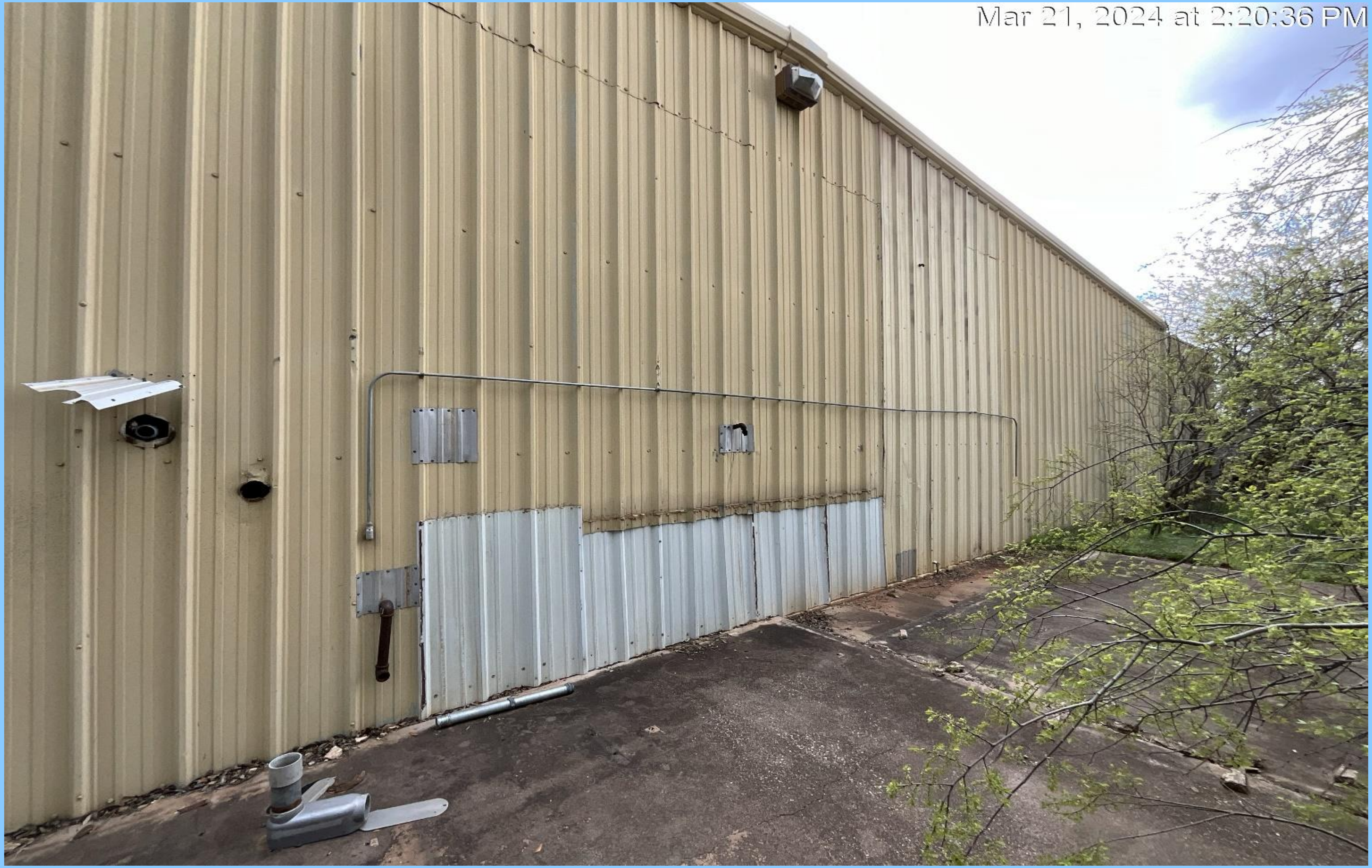
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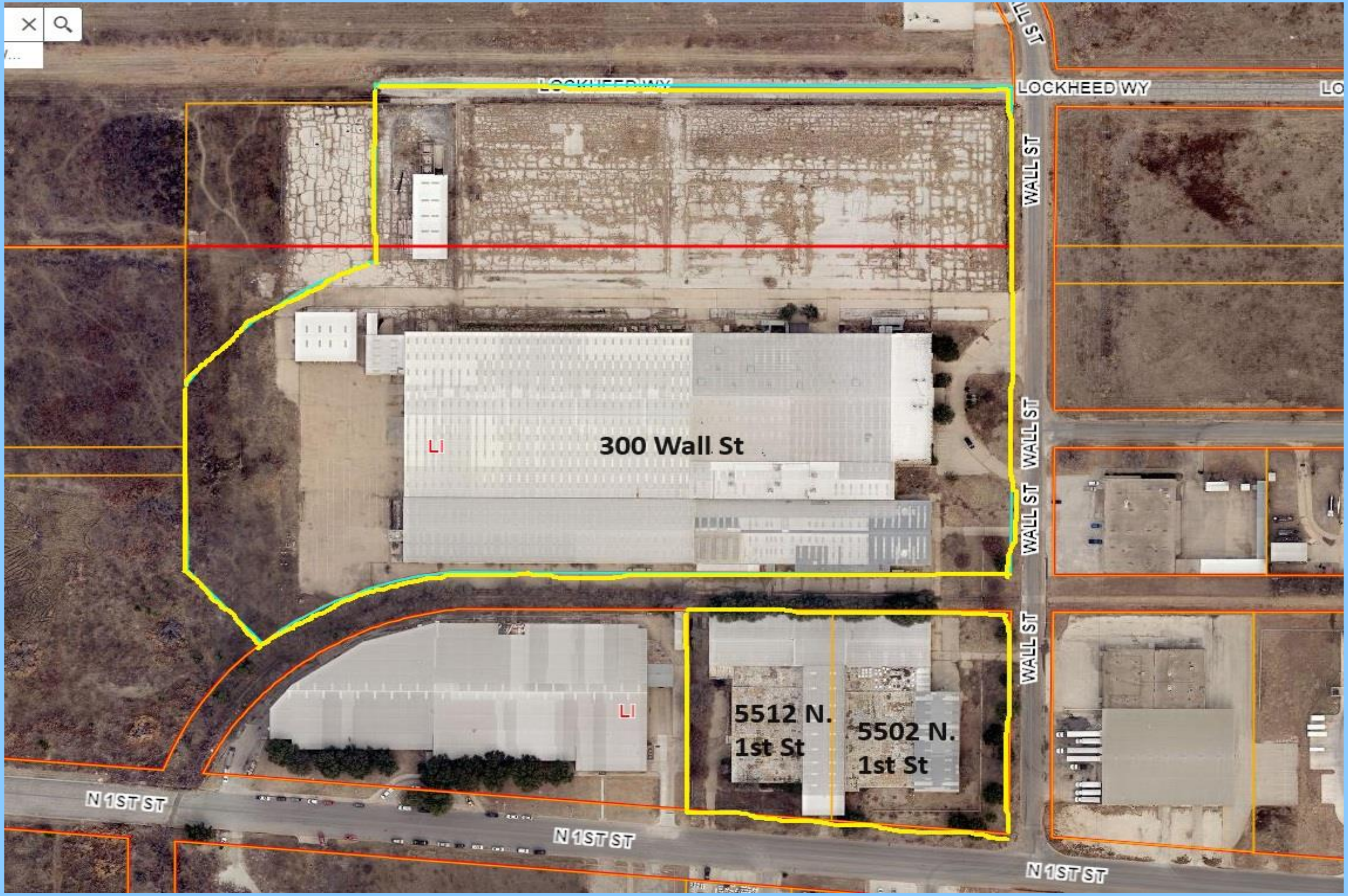
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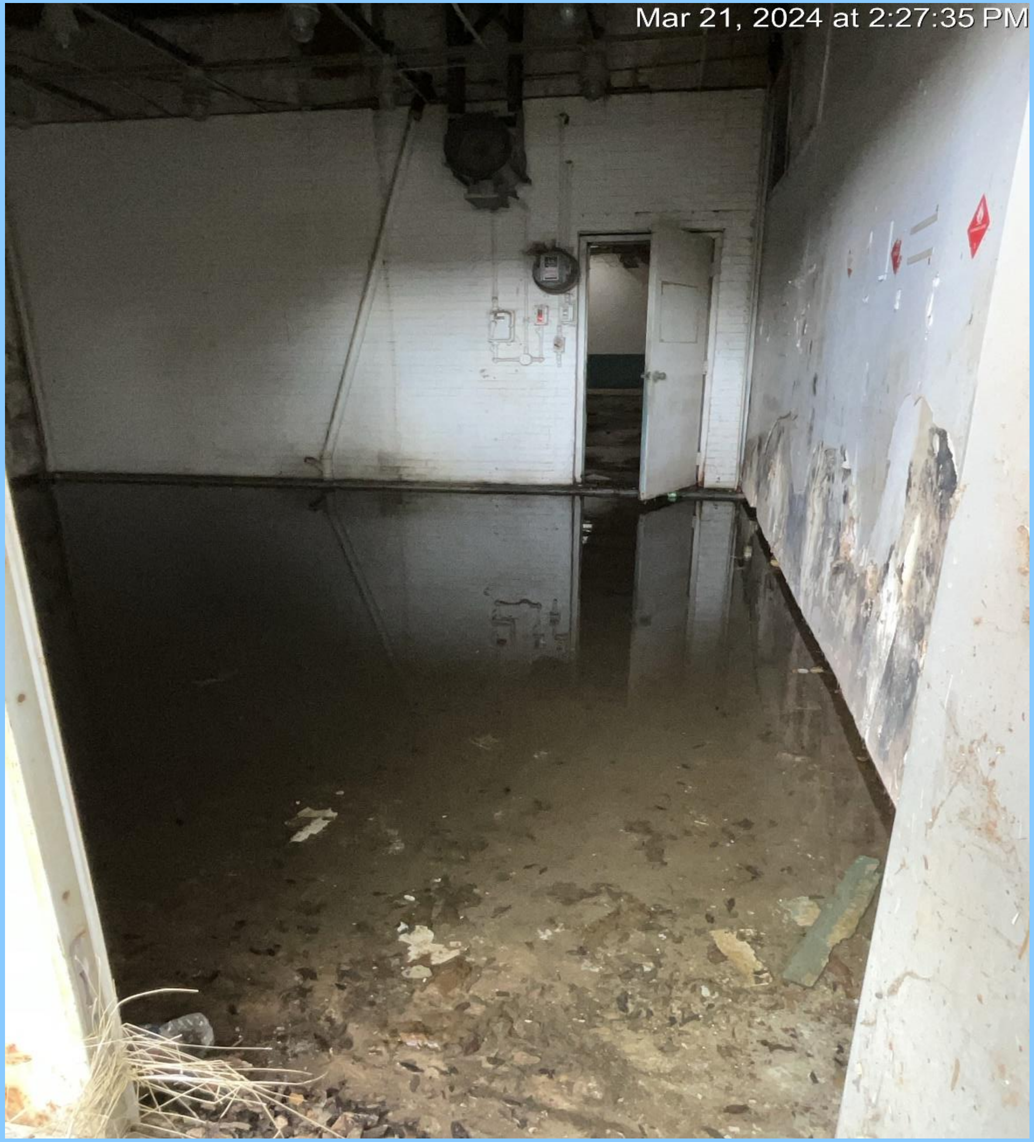
Inadequate Sanitation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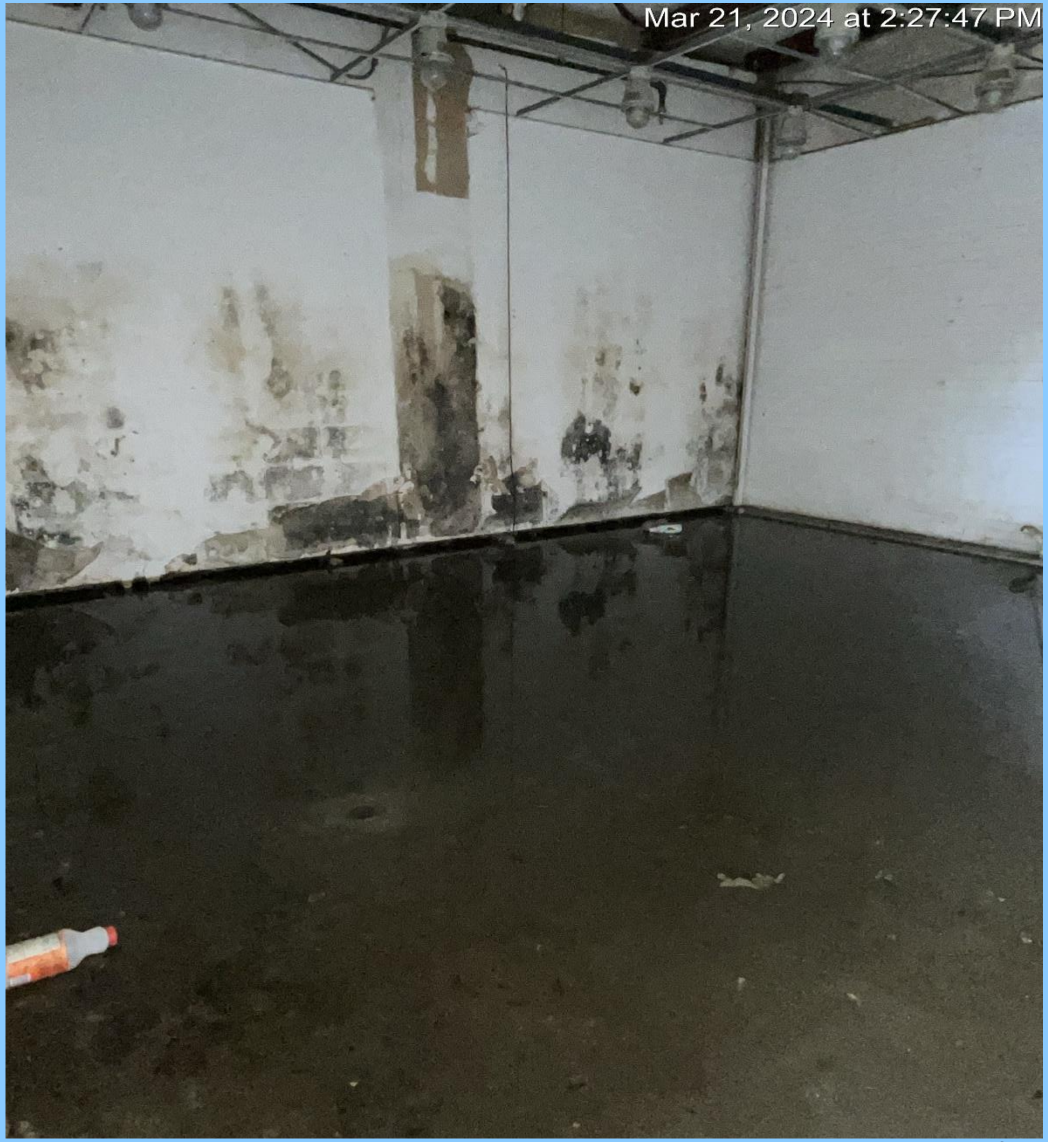
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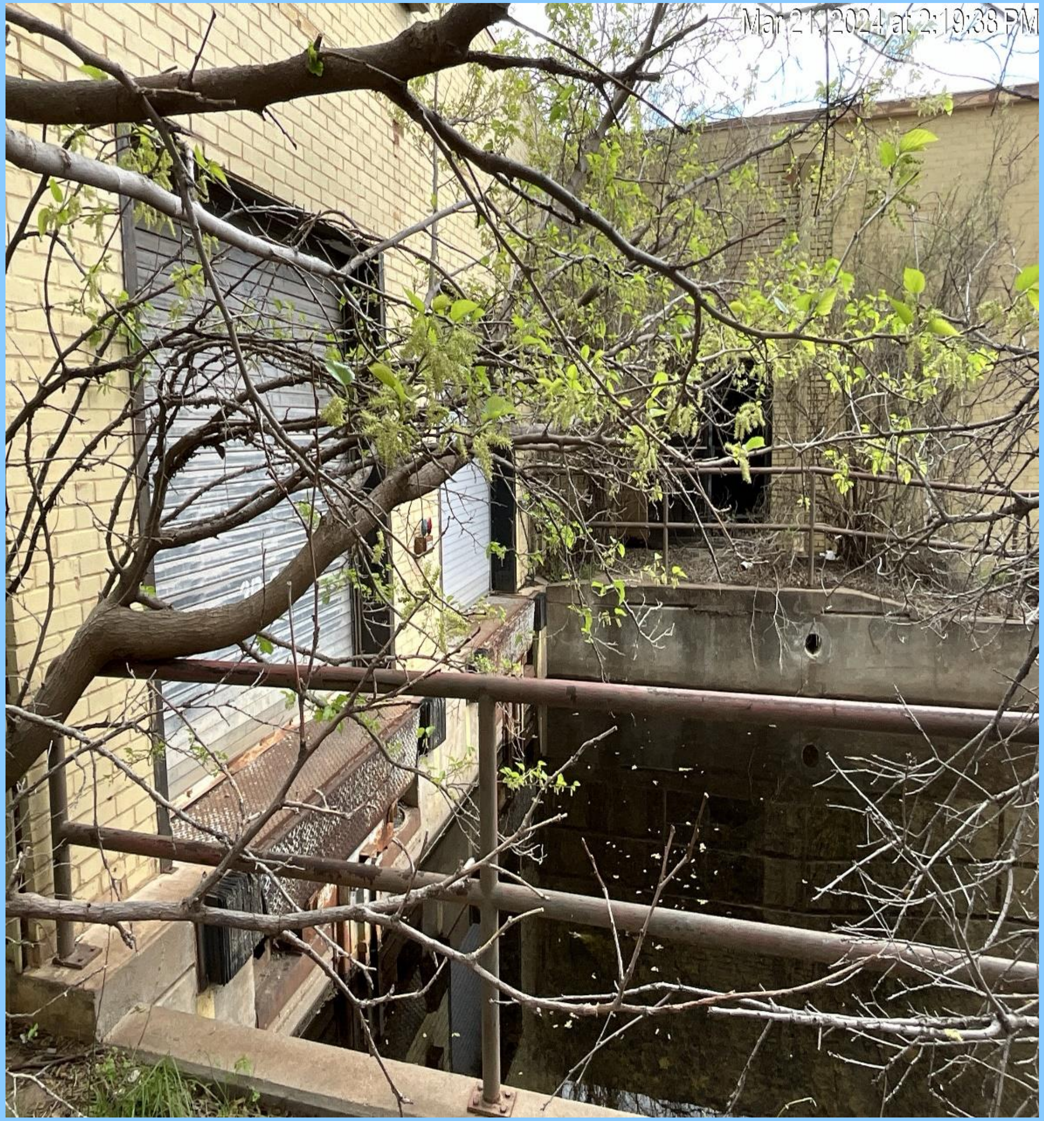
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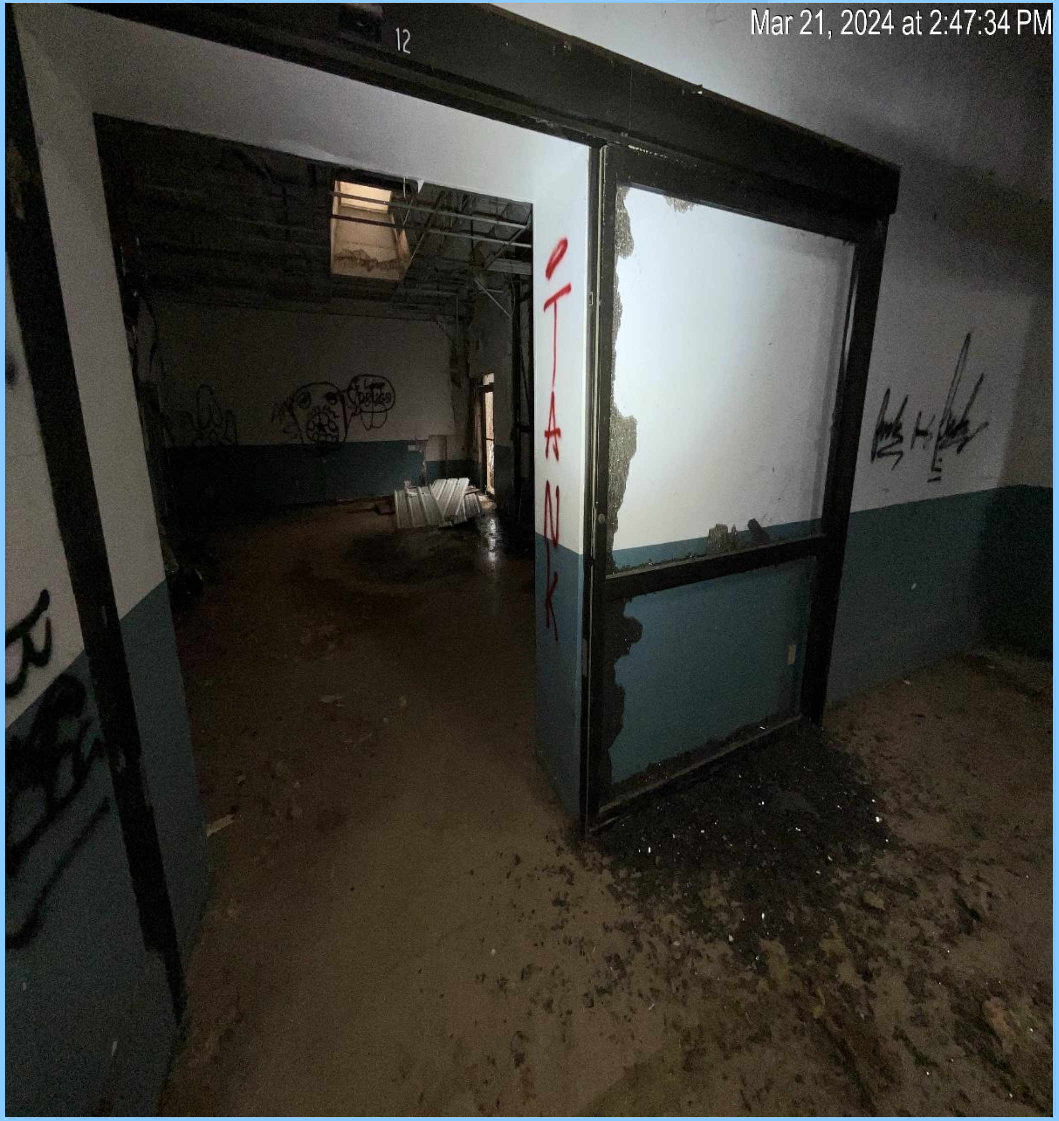
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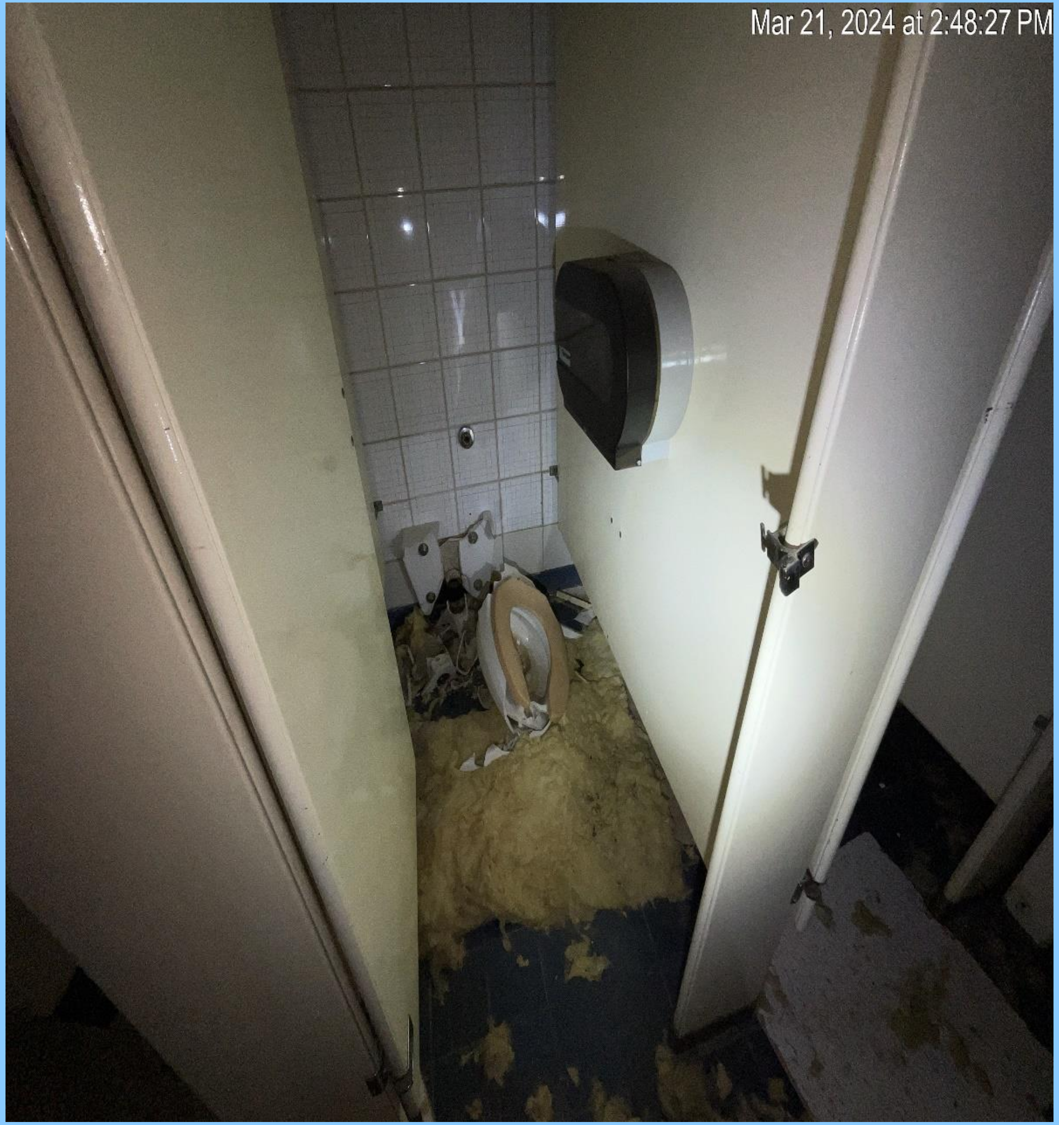
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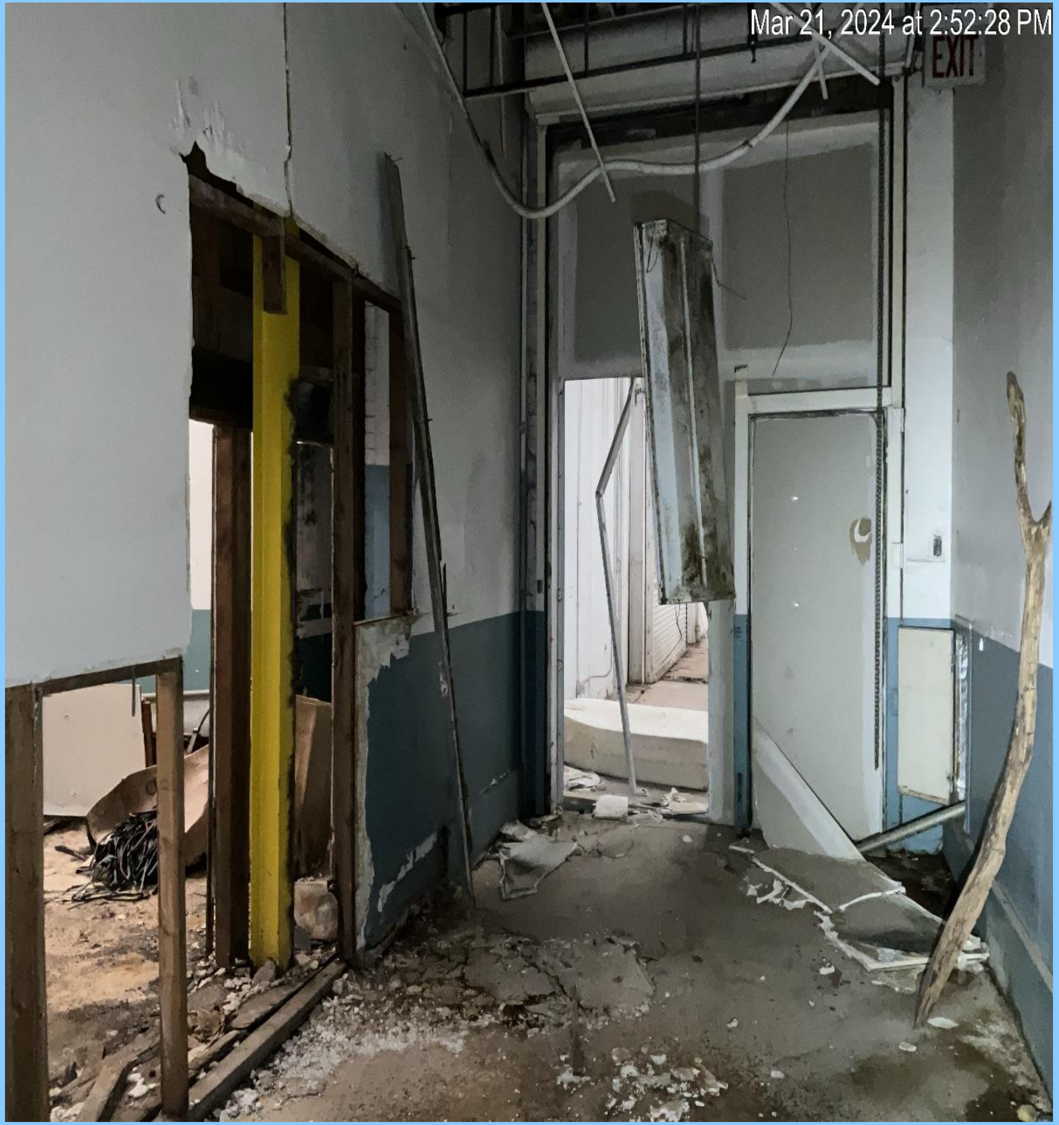
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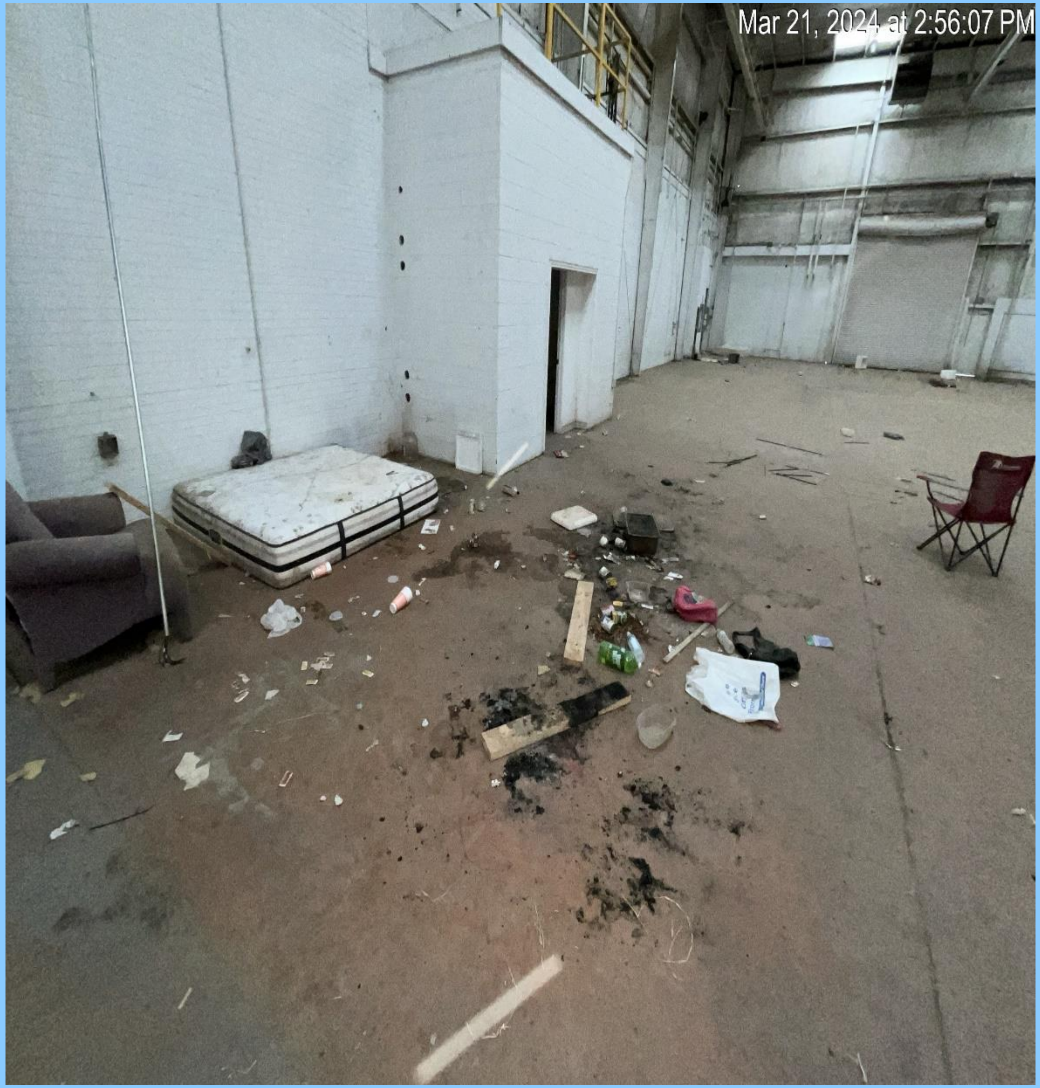
EXIT

Faulty Weather Protection/Vagrant Activity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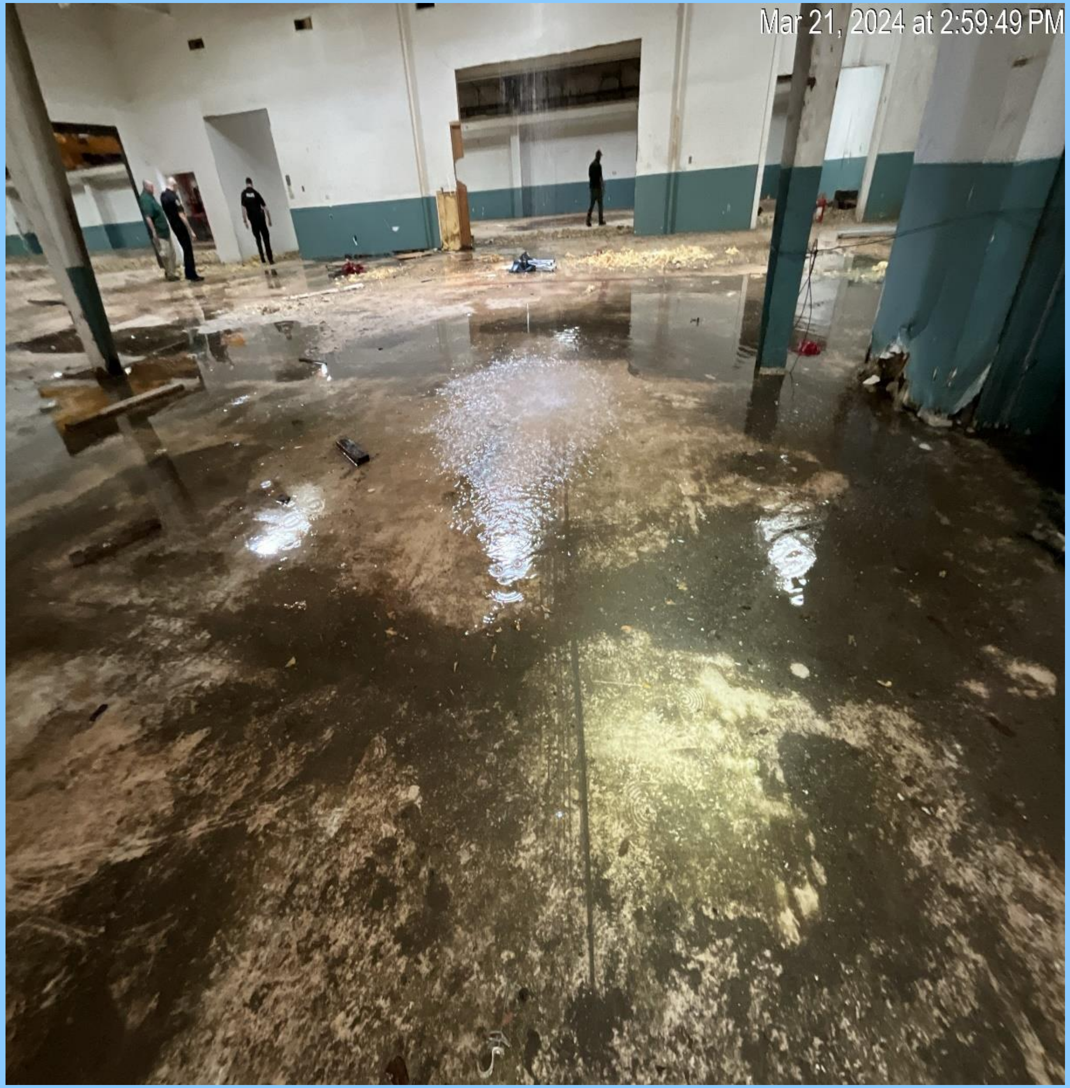
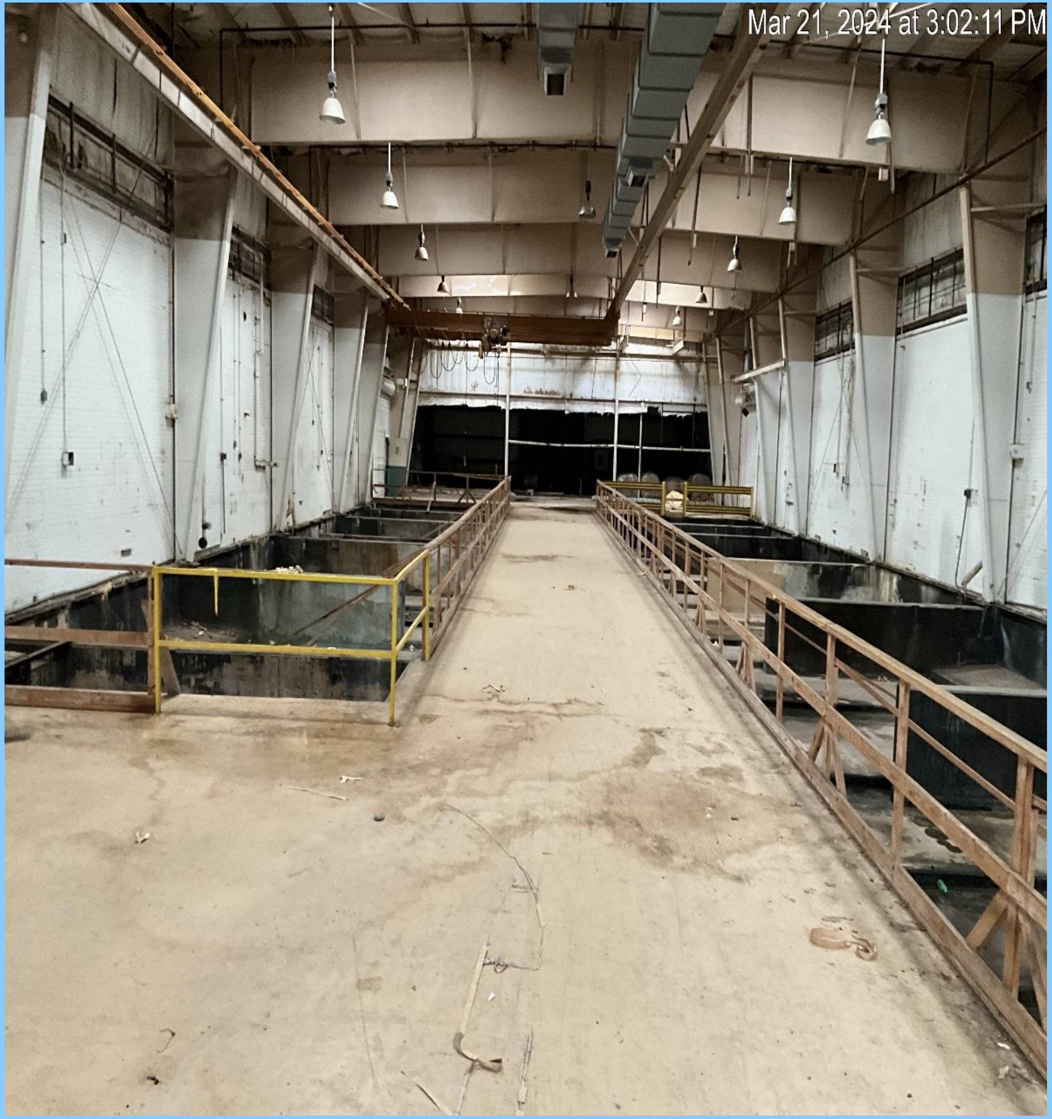

Mar 21, 2024 at 2:59:49 PM

Inadequate Sanitation/Dangerous Structure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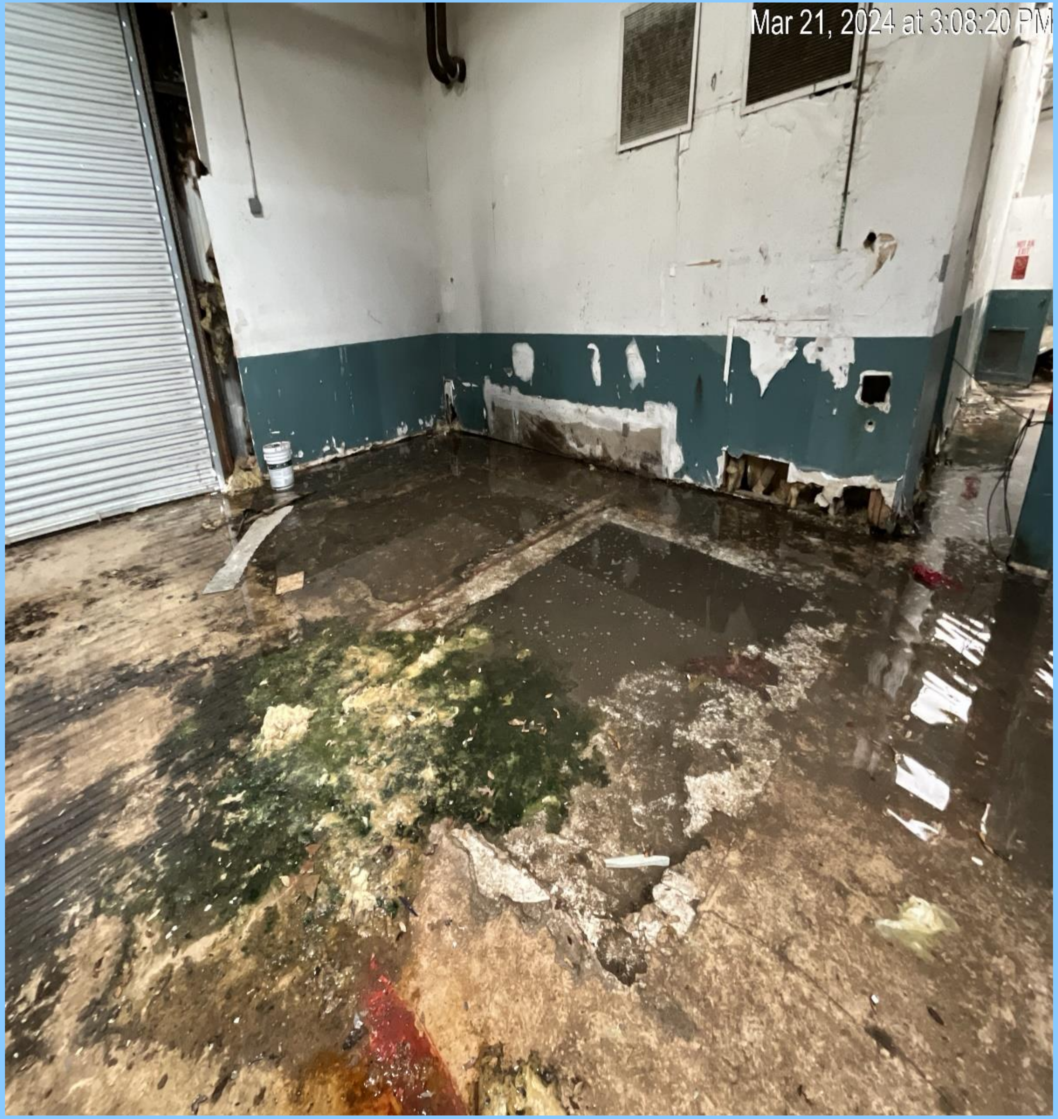
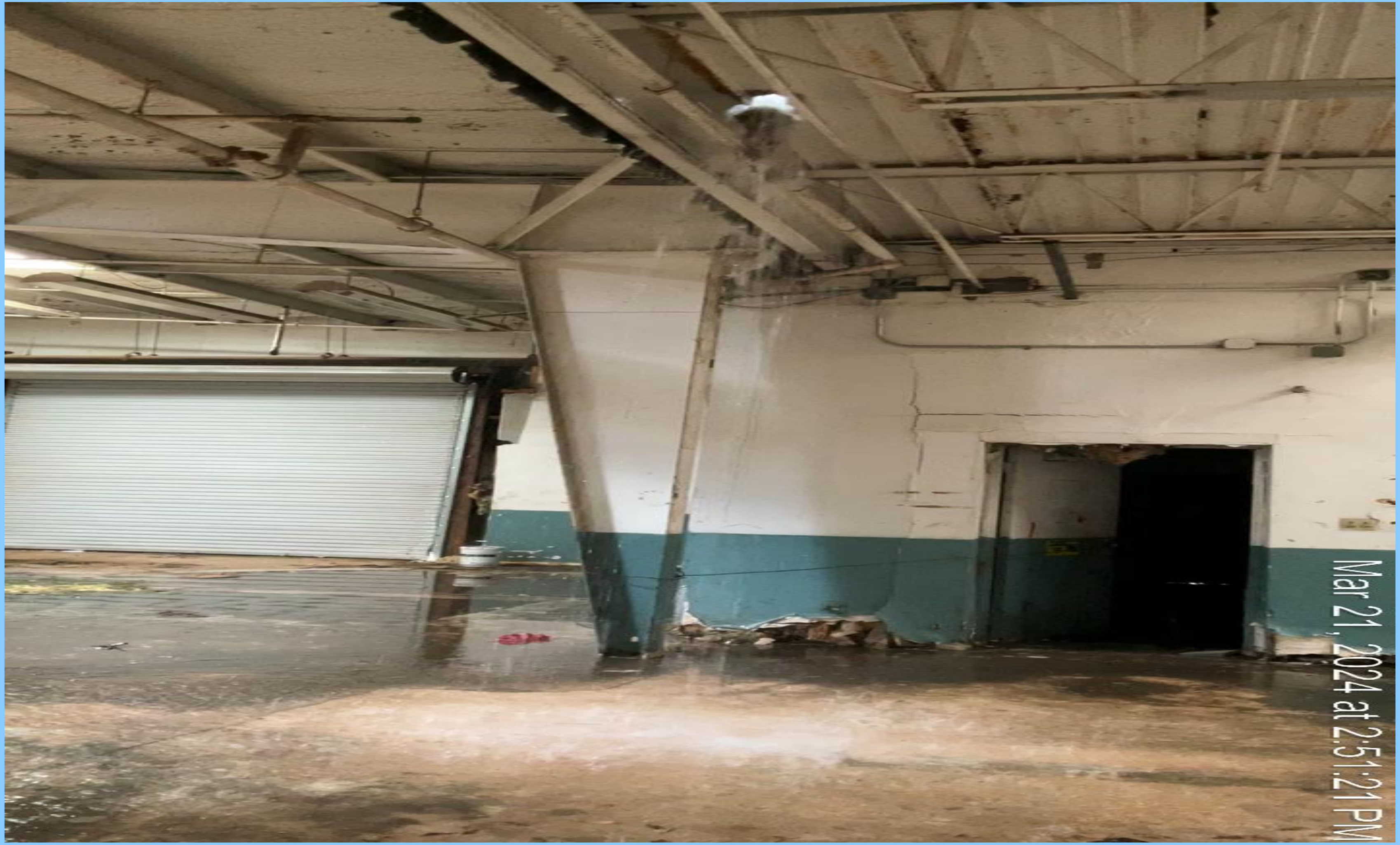

Mar 21, 2024 at 3:08:20 PM

Video 1

Mar 21, 2024 at 2:40:09 PM

Video 2


Mar 21, 2024 at 2:51:21 PM

Timeline of Events

- **February 10, 2022 –** Alerted of problematic structures by APD. Structure was broken into and unsecured. Some activity taking place was juveniles caught with firearms, property used as hangout for vagrants and drug use, copper theft. Windows, door and fences found to be unsecured, and damaged.
- **February 20, 2022 –** (5502) Mowed by city.
- **March 2, 2022 –** (5512) Mowed by city.
- **January 22, 2023 –** (5502) Mowed by city.
- **August 7, 2023 –** (5502) Mowed by city.
- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **January 16, 2024** – Condemnation notice and 30-60 sent to property owner.
- **March 8, 2024** – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention from Law Enforcement and Code Compliance.
- **March 18, 2024** – Notice of April hearing sent to property owner and posted on structure.

Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS

End of 5502/5512 N. 1st St. presentation

CITY OF
ABILENE
TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:4/3/2024

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: