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 May 1, 2024 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 April 3, 2024 Board of Building Standards meeting minutes.

PUBLIC HEARINGS:

STATEMENT OF POLICY

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

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

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

AGENDA ITEMS

A. Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-000296: 631 N. 13th St. (COLLEGE DRIVE REPLAT, BLOCK 1, LOT 2, 2A, 3 & 3A, TAYLOR COUNTY, TEXAS), Owner: Rogers, Tessie c/o Billy Rogers

B. Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-001201: 317 Bois D Arc St. (LT 9 172 OT ABL TIF#1, TAYLOR COUNTY, TEXAS), Owner: New, Monica.

C. Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000017: 1333 Chestnut St. (NORTHINGTON, HUGHES & SAYLES 7-12, BLOCK D&E, LOT 20, TAYLOR COUNTY, TEXAS), Owner: Fuentes, Carlos

D. Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-005400: 1126 Mulberry St. (4 204 31 STEFFENS & LOWDEN OT ABL, TAYLOR COUNTY, TEXAS), Owner: Jennings, James

E. Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000130: 2970 S 6th St. (FAIR PARK ACRES OUTLOT 3, BLOCK 3, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Armstrong Electrical Supply Inc.

F. Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000346: 450 Peach St. (4-5 185 3 WISE PIEDMONT ABL OT, TAYLOR COUNTY, TEXAS), Owner: Christian Broadcasting Co.

G. Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000049: 2218 Russell Ave. (CHRISTIAN COLLEGE 2ND ADDN, BLOCK 2, LOT W50 OF 3 & E12.5 OF 4, TAYLOR COUNTY, TEXAS), Owner: Davis, James R & Nancy J

H. Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000345: 502 N. Willis St. (WESTWOOD PLAZA, BLOCK 1, LOT 101 REPLAT, ACRES 1.0553, TAYLOR COUNTY, TEXAS), Owner: Advance Capital Commercial 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 23rd day of April, 2024, at 3:10 p.m.

_____

Kaitlin Richardson, Deputy City Secretary, TRMC

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:5/1/2024

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Apr 3 2024 BOBS Minutes Apr 3 2024 BOBS Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
April 3, 2024 - 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL

Members Present: Mr. David Beard, Chairman
Mr. Jay Wyatt
Mr. Delbert Allred
Mr. Jeremy McBrayer
Mr. Lloyd Turner
Mr. Sean McNeill
Mr. Will Dugger

Staff Present: Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Van Watson, Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Treston Edwards, Legal Intern
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
Mr. Anthony Bacoat, Code Compliance Officer
Mr. Stephen Robinson, Code Compliance Officer
Ms. Mason Teegardin, Planner I
Ms. Marissa Gonzalez, Plans Examiner

Others Present: Mr. Anthony Morton, (1517 Sycamore St)
Mr. Andres Vielma (1002 Cedar St)
Ms. Lina Ortiz (2791 Victoria St)
Ms. Bianca Vielma (1002 Cedar St)
Mr. Larry Payne (426 Sewell St)
Ms. Lourdes Santa Ana (625 Mesquite St)

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes of the last meeting, March 6, 2024, were provided in advance to Board Members for review.

Mr. McBrayer advised that his name was not included in the "Members Present" section of the minutes.

Mr. Allred made a motion to approve with the inclusion of Mr. McBrayer in the "Members Present" the March minutes after amendment.
The motion 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

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition or Civil Penalties - Case# 22-003066: 1317 Beech St. (7 204 2 E BALDWIN ABL OT, TAYLOR COUNTY, TEXAS), Owner: Mercer, Christopher

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:

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. Allred made a motion to Owner is to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair, and cost estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. 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# 23-003173: 625 Mesquite St. (OT ABILENE TIF #1, BLOCK 105, LOT 10, TAYLOR COUNTY, TEXAS), Owner: Santa Ana, Lourdes

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. Ms. Lourdes Santa Ana stated that she recently purchased the home and has hired Morales Construction to make repairs. She stated that she can follow a Plan of Action. There being no additional 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# 23-003591: 2041 Graham St. (SEARS PARK, BLOCK 35, LOT 23, TAYLOR COUNTY, TEXAS), Owner: Mackey Clifford & Joellyn

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.

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

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

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

Mr. Marsh presented the case,

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)

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. Mr. Andres Vielma, owner, stated that he lives out of town and does not have the money to repair the home. He stated that he had repaired it before and someone broke in and damaged it. He stated that he has friends that can repair it. His daughter, Bianca Vielma then spoke. She stated that they are thinking of selling the property and have inquired about liens. There being no additional speakers, Mr. Beard closed the public hearing.

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

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

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)
- Hazardous Mechanical, 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. The owner, Larry Payne, spoke first. He stated that he has owned the property for 34 years. He stated that he does not have the funds to repair the home and that he'd like to try to sell it. There being no additional speakers, Mr. Beard closed the public hearing.

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

Mr. McBrayer made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. 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# 23-004413: 2791 Victoria St. (NORTHWEST PARK, BLOCK B LOT 32, TAYLOR COUNTY, TEXAS), Owner: Ortiz, Lina

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. Dugger, 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**:**

- 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)

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. Ortiz, property owner, stated that she has contracted with Service Master to repair the home at an estimate of $63,000. She stated

that there was a fire on July 4th, 2023. She stated that she is not currently living in the home. She stated that it is her family home and she wishes to save it. She stated that she was working with friends to pull out the drywall in order to save money. There being no additional speakers, Mr. Beard closed the public hearing.

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

Mr. Marsh presented the case,

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 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- 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. Anthony Morton, owner, stated that he will either fix or sell the property. He agreed to abide by the staff recommendations. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Wyatt made a motion to Owner is to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair, and cost estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. 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# 23-004765: 1413 Delano St. (LEON STEVENSON, LOT W100 S132 LT 2, TAYLOR COUNTY, TEXAS), Owner: Flores, Ulises

Mr. Marsh presented the case,

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec. 19-15, 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

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. Mr. Ulises Flores owner, stated that he did not speak English and needed a translator. Mr. Beard called a short recess at 9:34am for city employees to locate a translator. Freda Miranda Daley, City of Abilene Accounting Technician agreed to assist with translating and the Board reconvened at 9:39am. Through Ms. Daley, Mr. Flores stated that he had brought requested papers. Mr. Van Watson advised that the city did not have the required paperwork to identify issues with the setback of his structure. Mr. Flores stated that he was going to use the property for storage. Mr. Watson stated that is also not allowed. Mr. Flores stated that he did not understand the staff recommendations. Mr. Beard advised Mr. Flores that in the future, if he needs a translator, he has to give the city 48 hours notice. There being no additional speakers, Mr. Beard closed the public hearing.

The Board discussed issues with the property that were considered outside of their jurisdiction.

Mr. Dugger made a motion to table the agenda item for 30 days. It 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# 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

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

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

Mr. Marsh presented 3 cases with identical offenses,

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)

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 began by stating that he will abstain from voting due to prior engagements with this properties and the owners. He then opened the public hearing. There being no speakers, Mr. Beard closed the public hearing.

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

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 10:26 a.m.

X

Approved, Chairman

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:5/1/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-000296: 631 N. 13th St. (COLLEGE DRIVE REPLAT, BLOCK 1, LOT 2, 2A, 3 & 3A, TAYLOR COUNTY, TEXAS), Owner: Rogers, Tessie c/o Billy Rogers**

GENERAL INFORMATION

Owner: Rogers, Tessie
Sq Ft: 5,491
Structural: Poor
Foundation: Unknown
Value: $66,926
Total Value: $71,326
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

October 11, 2021 – Citizen called in for broken into, vandalized building. Inspected property, opened a dilapidated structure case.
December 22, 2021 – First contact with Daughter of property owner. She wanted to find out her options for the property and was interested in demo.
January 12, 2022 – Next contact with daughter of owner. She said the family wants city to demo property.
January 21, 2022 – Property heirs told me they decided to work with an attorney to get the property transferred to them so it can be sold.
March 9, 2022 – Son of property owner requested list of city demo contractors so he could get an estimate.
June 14, 2022 – Informed that the family is not willing to repair or demo building. They are still attempting to sell it.

February 23, 2023 – No plan to repair received. Property has not sold. Opened condemnation case. Recorded affidavit of condemnation at county clerk.
February 27, 2023 – Sent notice of condemnation and 30/60 to son of owner.
March 6, 2023 – Met with son at city hall. He let me know he is attempting to get the property in his name so he can demo.
March 27, 2024 – No change in ownership.
April 4, 2024 – Notice of May hearing posted on structure.
April 11, 2024 – Completed interior inspection of building. Found it to be in extreme disrepair and dangerous.
April 16, 2024 – Notice of May hearing sent to property heirs.

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 May 1, 2024.

ATTACHMENTS:

1.	20240501_Slides Intro	20240501_Slides Intro.pptx
2.	20240501_23-000296_631 N. 13th St	20240501_23-000296_631 N. 13th St.pptx

BOARD OF BUILDING STANDARDS

May 1, 2024

CITY OF ABILENE TEXAS

PUBLIC NOTICE – May 1, 2024 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, May 1, 2024 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 631 N. 13th St Abilene, TX 79601, 317 Bois D' Arc St. Abilene, TX 79601, 1126 Mulberry St. Abilene, TX 79601, 1333 Chestnut St. Abilene, TX 79602, 2218 Russell Ave. Abilene, TX 79605, 2970 S. 6th St. Abilene, TX 79605, 502 N. Willis St. Abilene, TX 79603, and 450 Peach St. Abilene, TX 79602. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.

Case #23-000296

631 N. 13th 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 **Tessie Rogers** as owner
- **TAYLOR COUNTY** – Shows **Tessie Rogers** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since January 7, 2009
- Search reveals **Tessie Rogers** to be the owner.

Public Notice



Front North Side



Rear South Side



East Side



East Side



West Side



Substandard Code Violations

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

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

Exterior Dilapidation/Faulty Weather Protection





Exterior Dilapidation





Exterior Dilapidation/Faulty Weather Protection





Faulty Weather Protection/Structural Damage



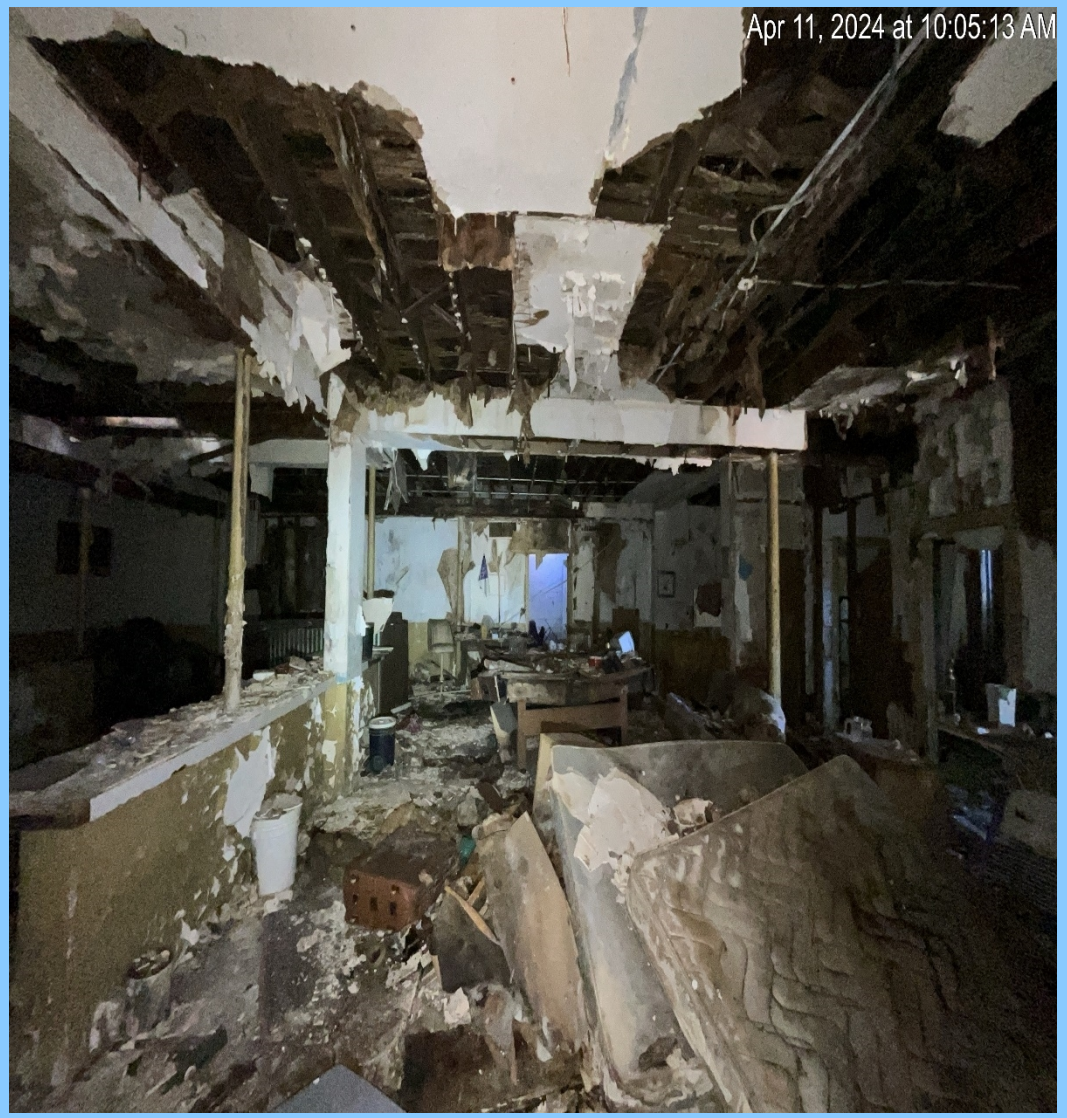


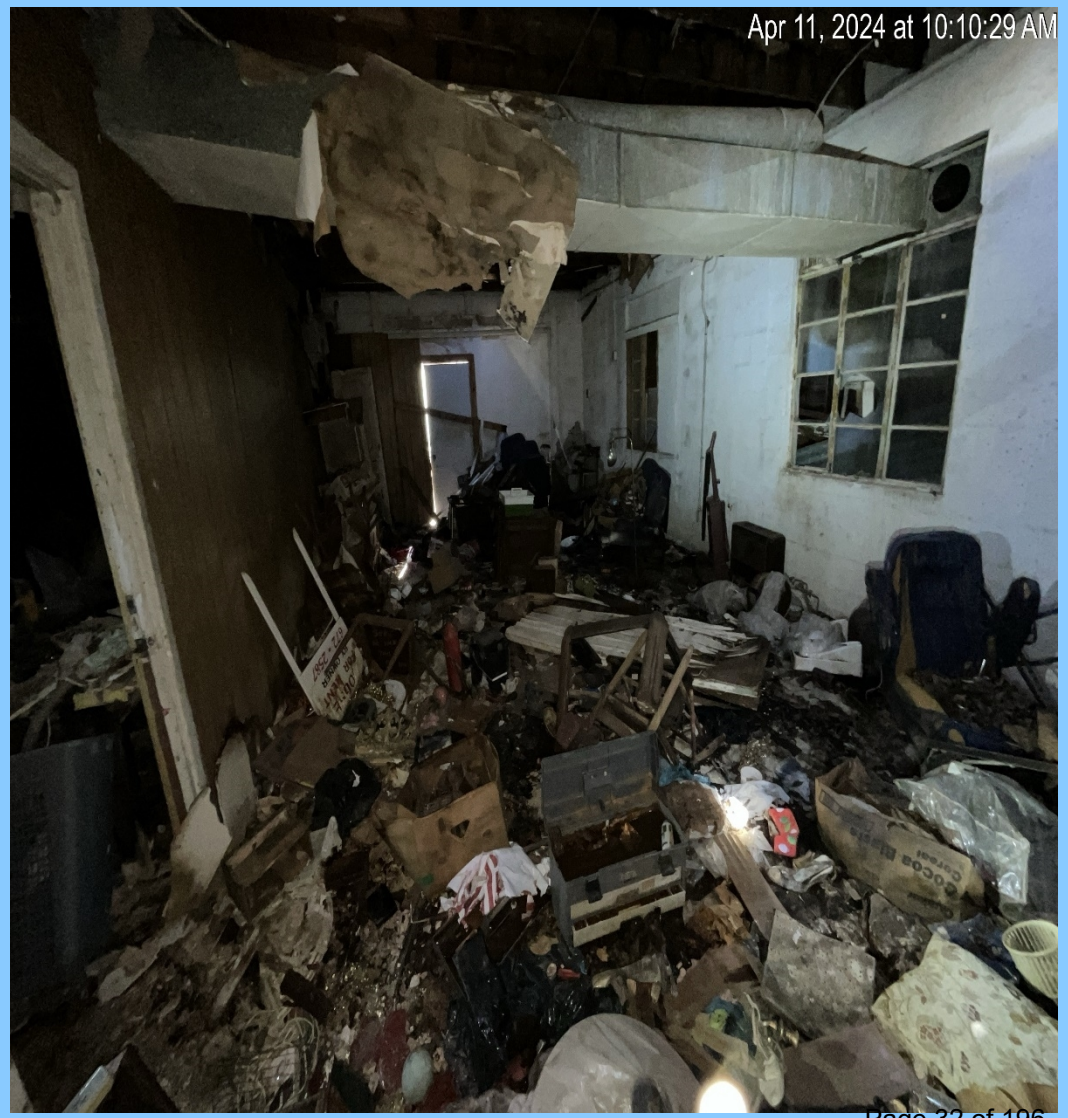
Structural Hazard



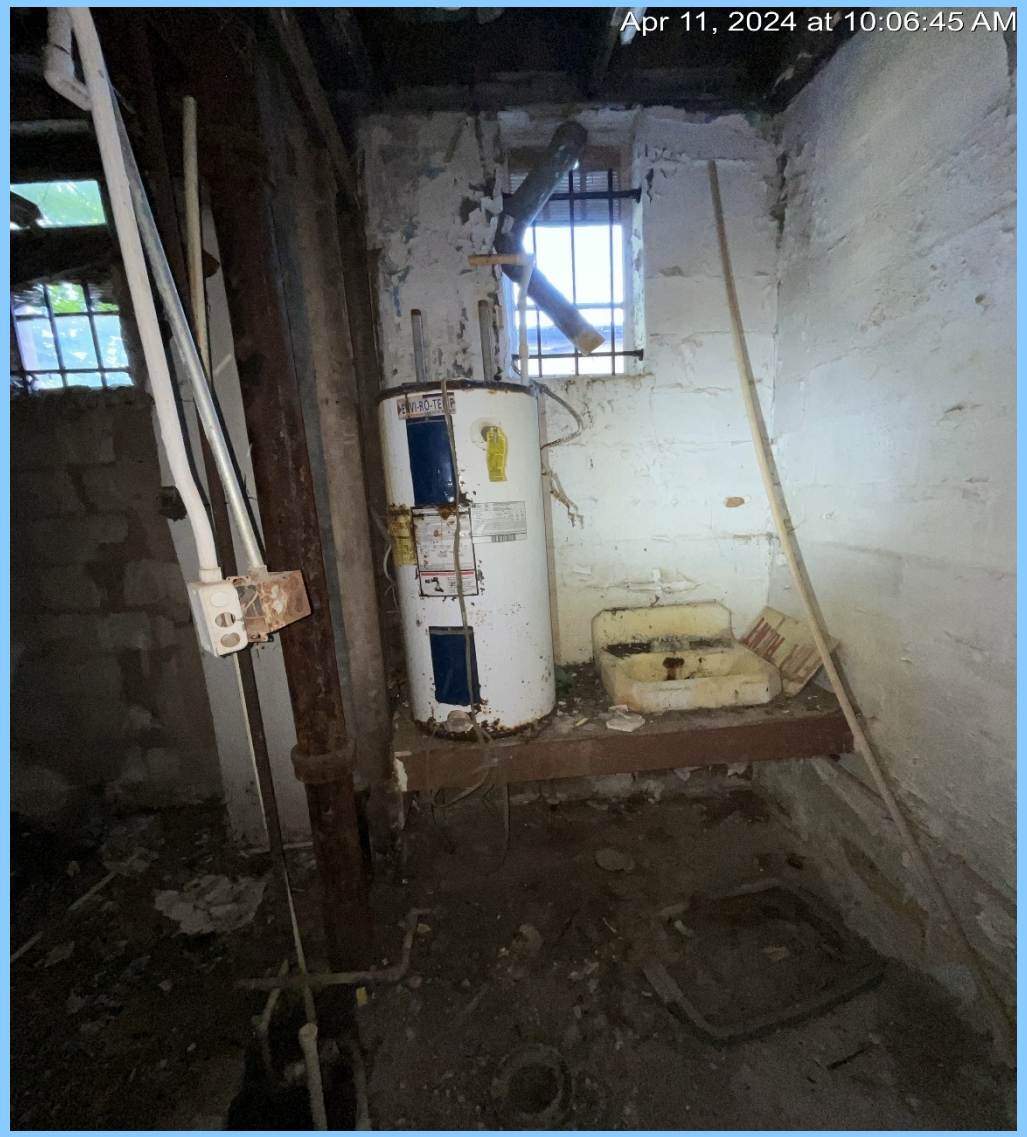


Structural Hazards/Inadequate Sanitation





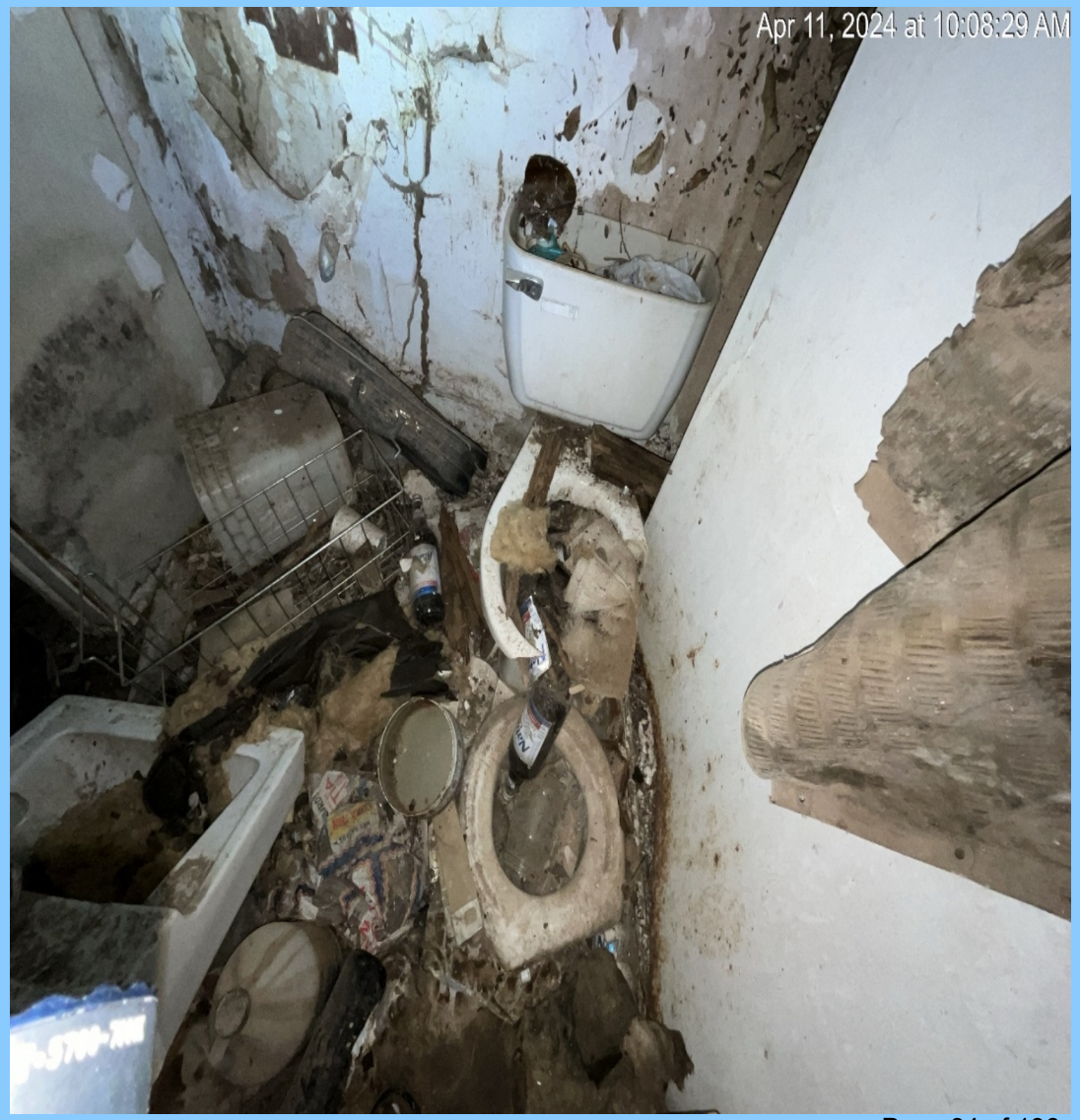
Mechanical/Plumbing Hazards





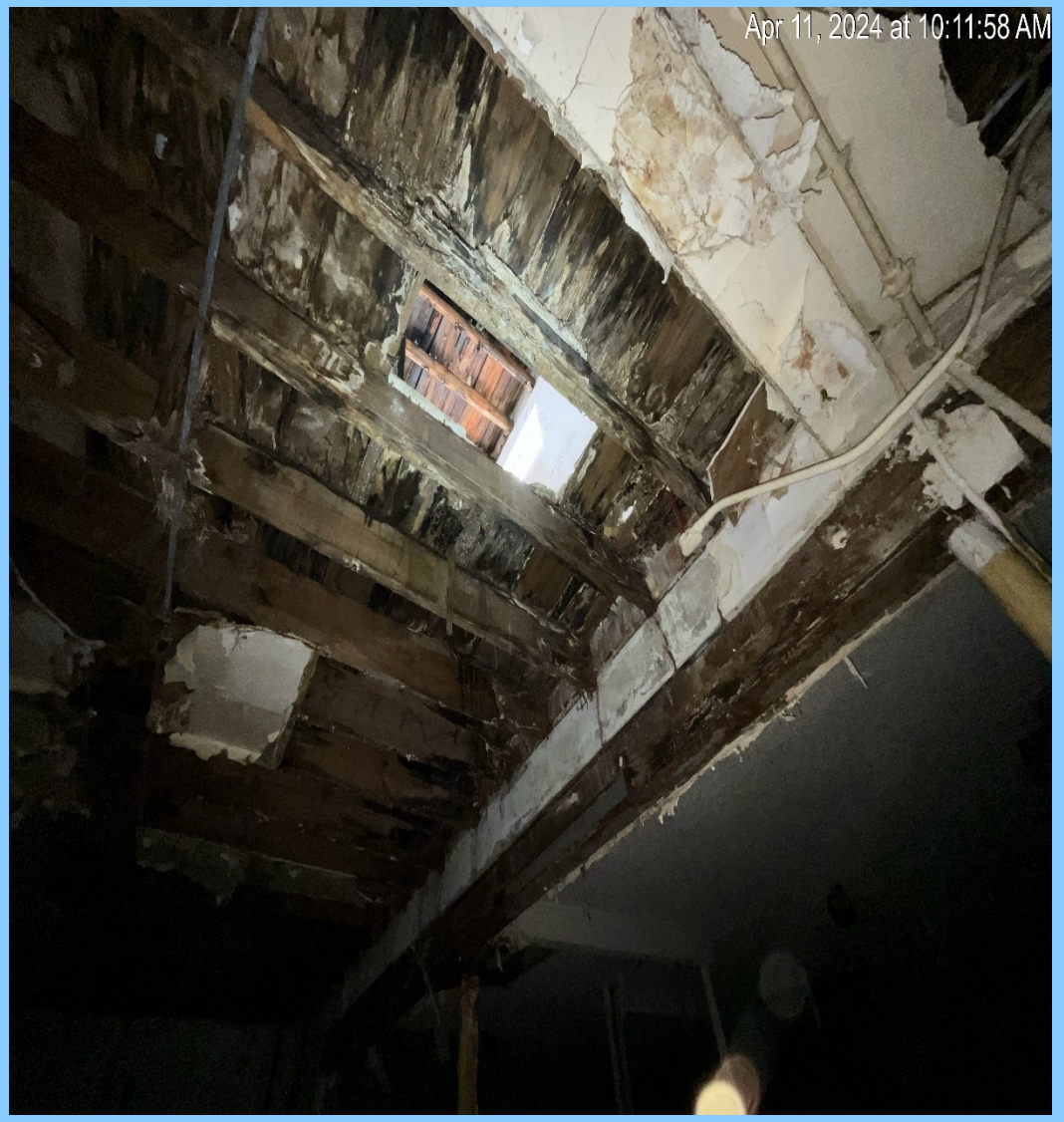
Inadequate Sanitation





Faulty Weather Protection/Structural Hazard





Structural Hazards





Timeline of Events

- **October 11, 2021 –** Citizen called in for broken into, vandalized building. Inspected property, opened a dilapidated structure case.
- **December 22, 2021** – First contact with Daughter of deceased property owner. She wanted to find out her options for the property and was interested in demo.
- **January 12, 2022** – Next contact with daughter of owner. She said the family wants city to demo property.
- **January 21, 2022** – Property heirs told me they decided to work with an attorney to get the property transferred to them so it can be sold.
- **March 9, 2022** – Son of property owner requested list of city demo contractors so he could get an estimate.
- **June 14, 2022** – Informed that the family is not willing to repair or demo building. They are still attempting to sell it.
- **February 23, 2023** – No plan to repair received. Property has not sold. Opened condemnation case. Recorded affidavit of condemnation at county clerk.
- **February 27, 2023** – Sent notice of condemnation and 30/60 to son of owner.
- **March 6, 2023** – Met with son at city hall. He let me know he is attempting to get the property in his name so he can demo.
- **March 27, 2024** – No change in ownership.
- **April 4, 2024** – Notice of May hearing posted on structure.
- **April 11, 2024** – Completed interior inspection of building. Found it to be in extreme disrepair and dangerous.
- **April 16, 2024** – Notice of May hearing sent to property heirs.

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 631 N. 13th St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:5/1/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-001201: 317 Bois D Arc St. (LT 9 172 OT ABL TIF#1, TAYLOR COUNTY, TEXAS), Owner: New, Monica.**

GENERAL INFORMATION

Owner: New, Monica
Sq Ft: 1,972
Structural: Poor
Foundation: Poor
Value: $17,088
Total Value: $18,138
Delinquent Tax: $455.72

SPECIAL CONSIDERATIONS

January 25, 2023 – Current owner acquired property.
April 26, 2023 – Affidavit of condemnation filed at county clerk. Owner stated they wanted to repair property soon.
April 28, 2023 – Notice of condemnation and 30-60 sent to property owner.
March 28, 2024 – Phone call with property owner – owner no longer plans to remodel home and said they are looking to sell it. Informed owner by phone of the May board hearing.
April 4, 2024 – Posted notice of May hearing on structure.
April 16, 2024 – Sent notice of May hearing 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 May 1, 2024.

ATTACHMENTS:

1. 20240501_23-001201_317 Bois D Arc St 20240501_23-001201_317 Bois D Arc St.pptx

Case #23-001201

317 Bois D' Arc 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 **Monica New** as owner
- **TAYLOR COUNTY** – Shows **Monica New** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since October 13, 2016
- Search reveals **Monica New** to be the owner.

Public Notice



Front West Side



Rear East Side



Rear East Side



North Side



South Side

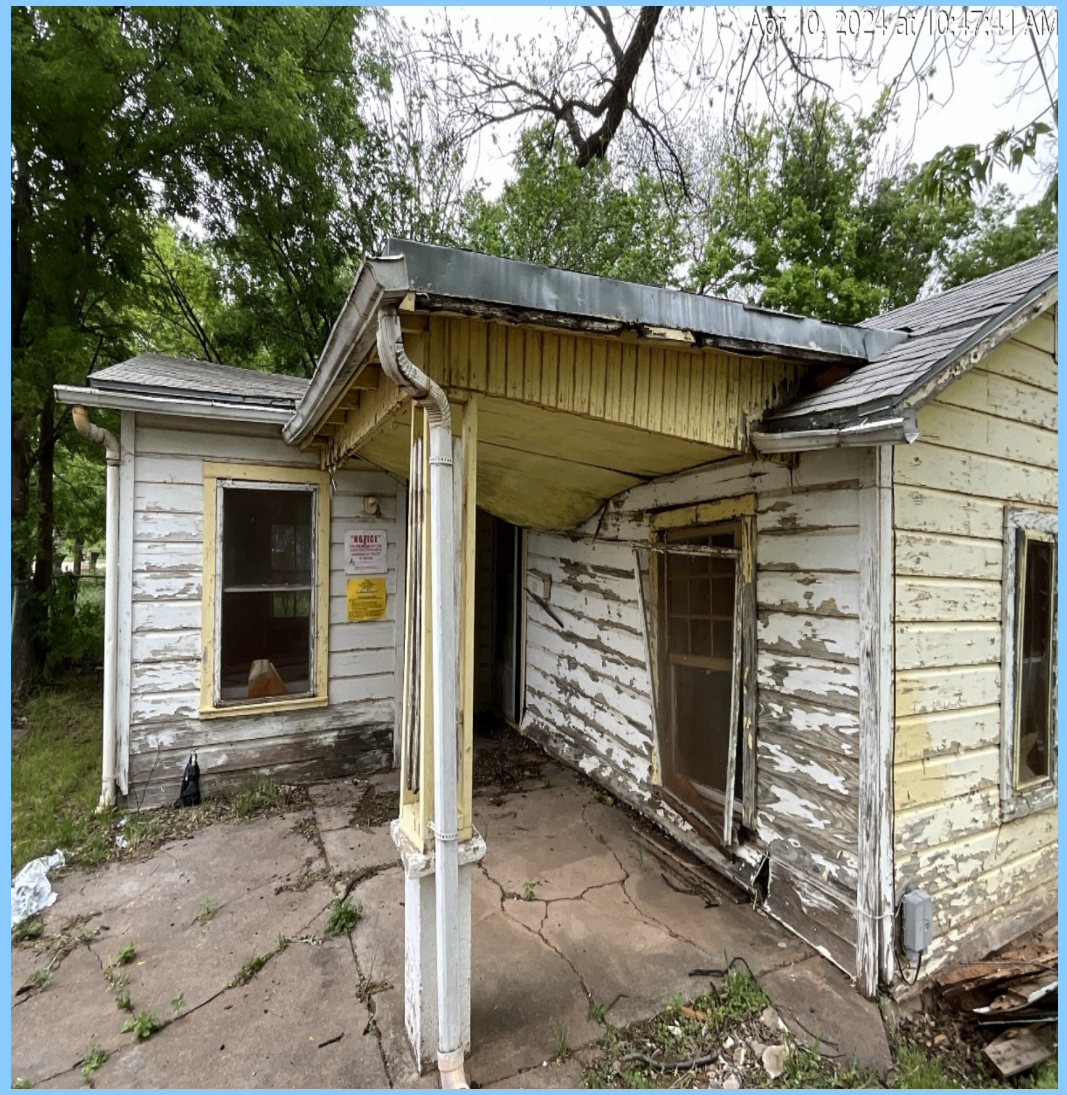


Substandard Code Violations

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

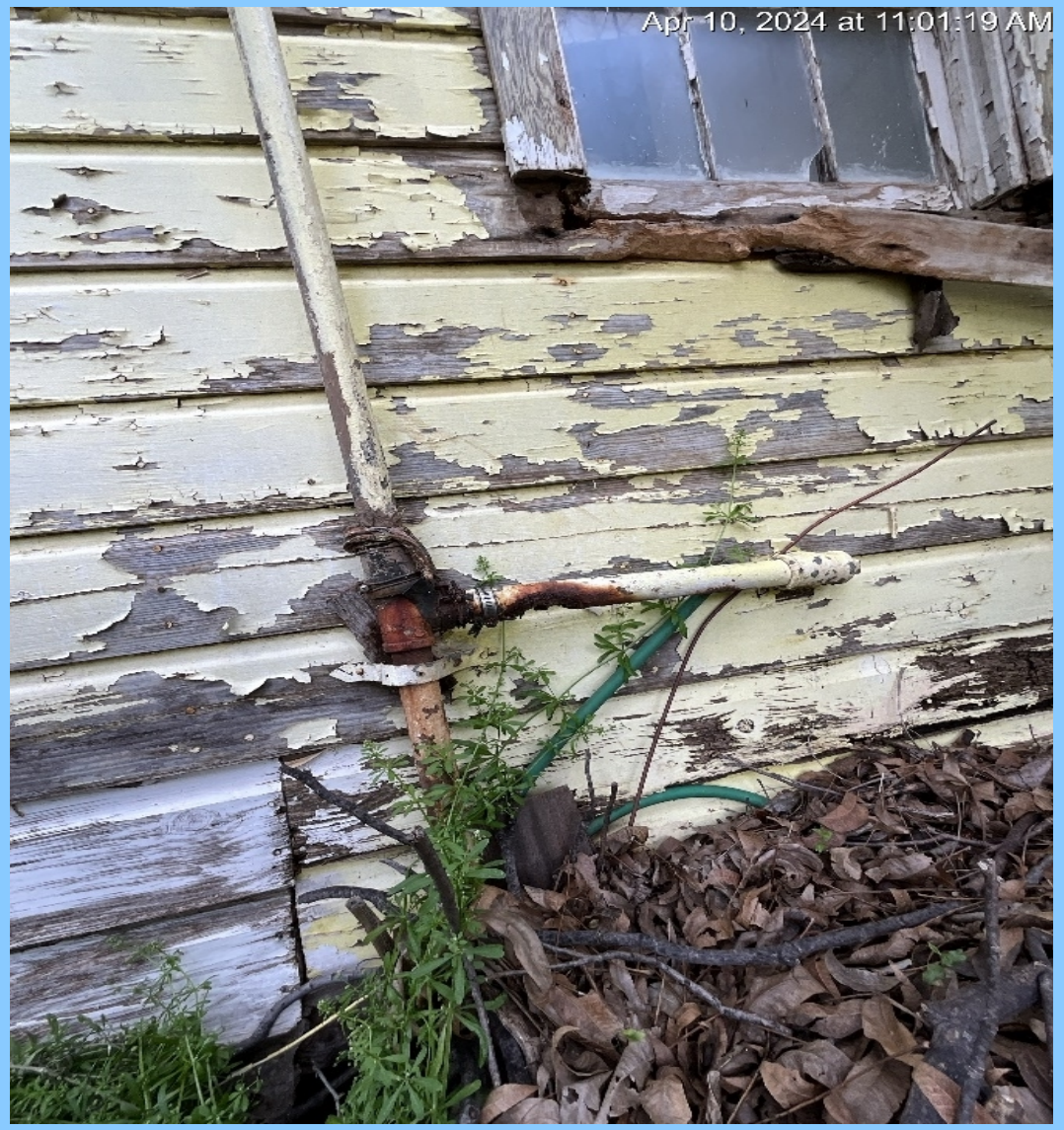
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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

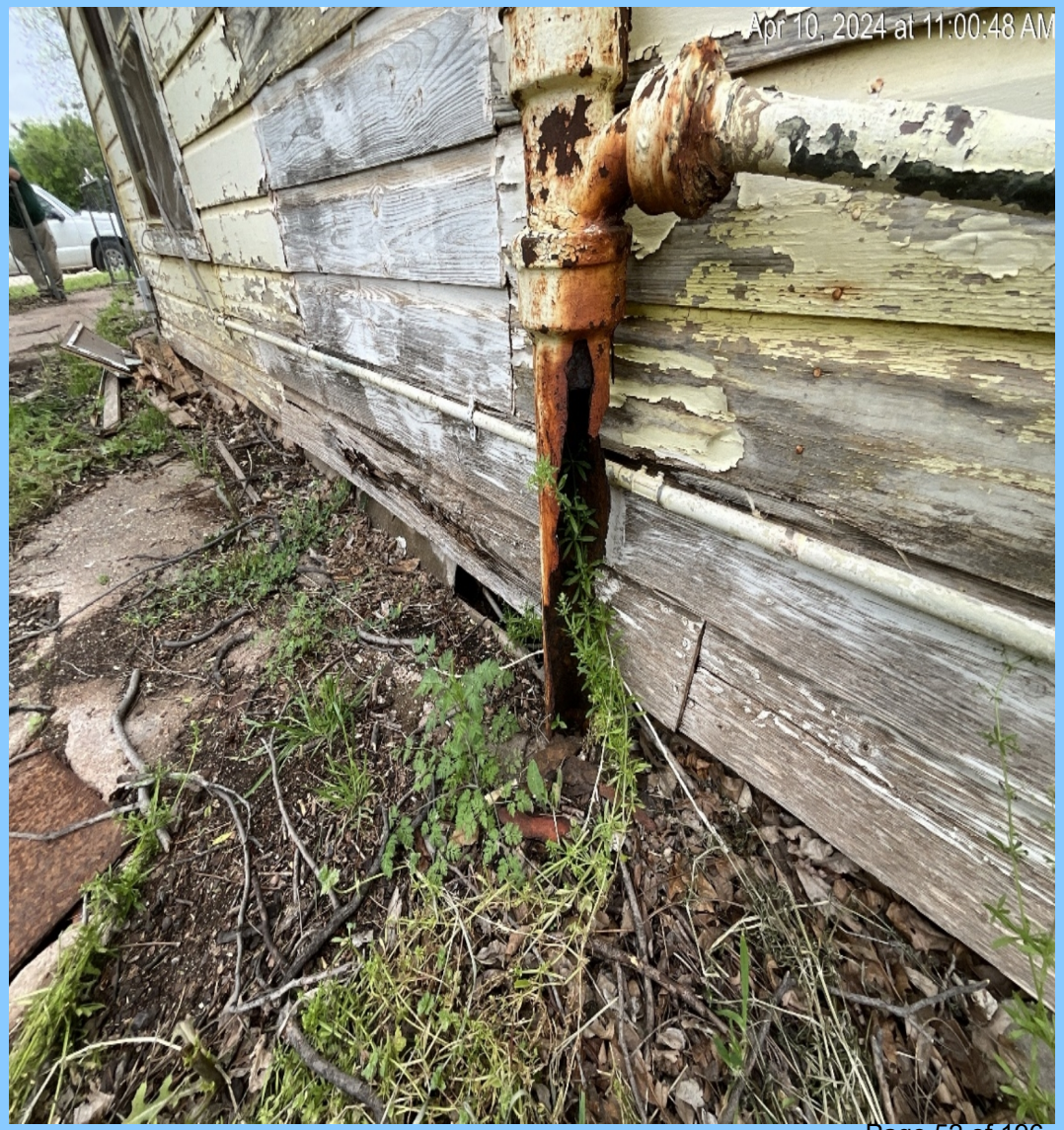
Exterior Dilapidation





Hazardous Plumbing





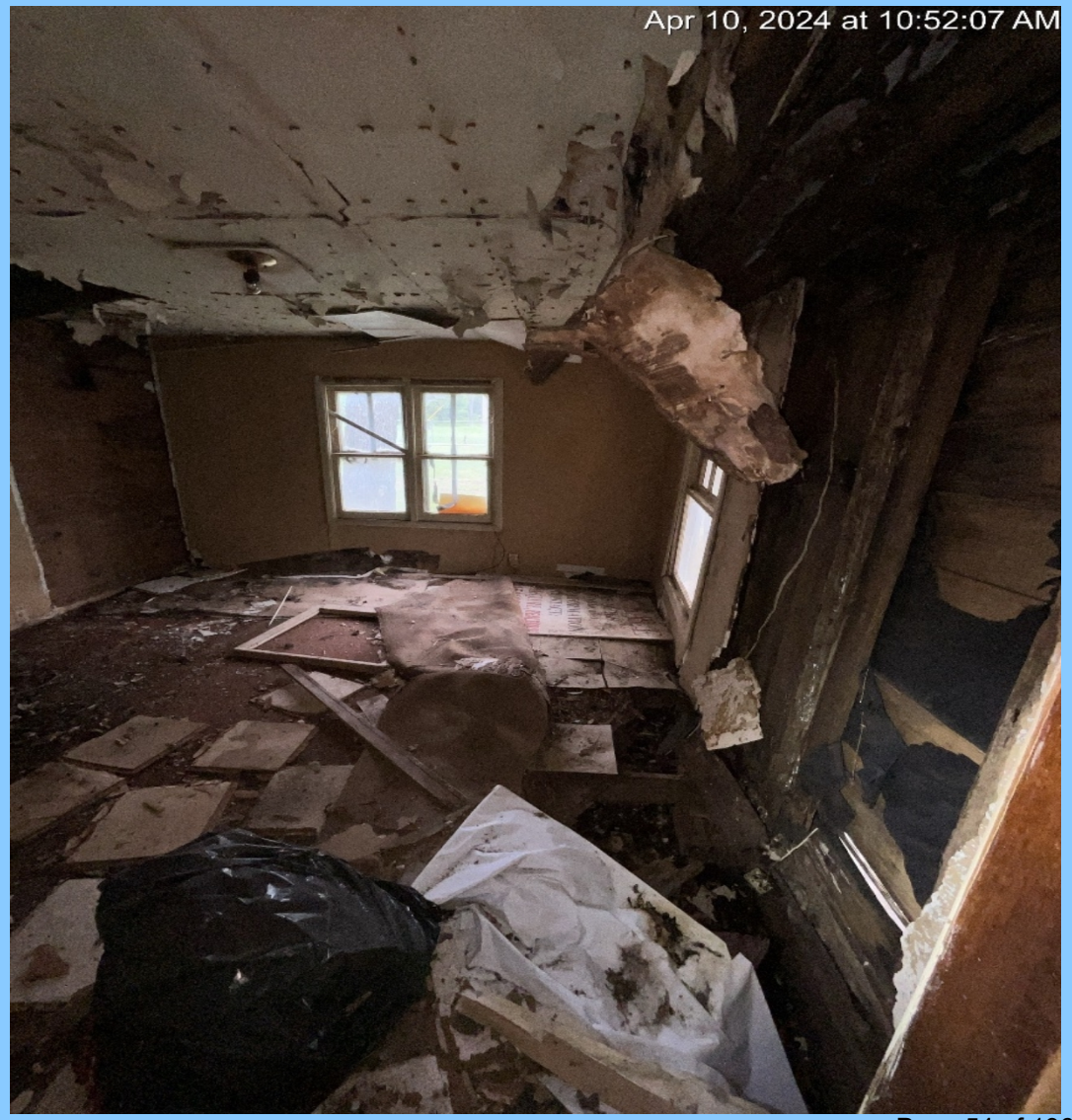
Interior Dilapidation





Interior Dilapidation/Structural Hazard





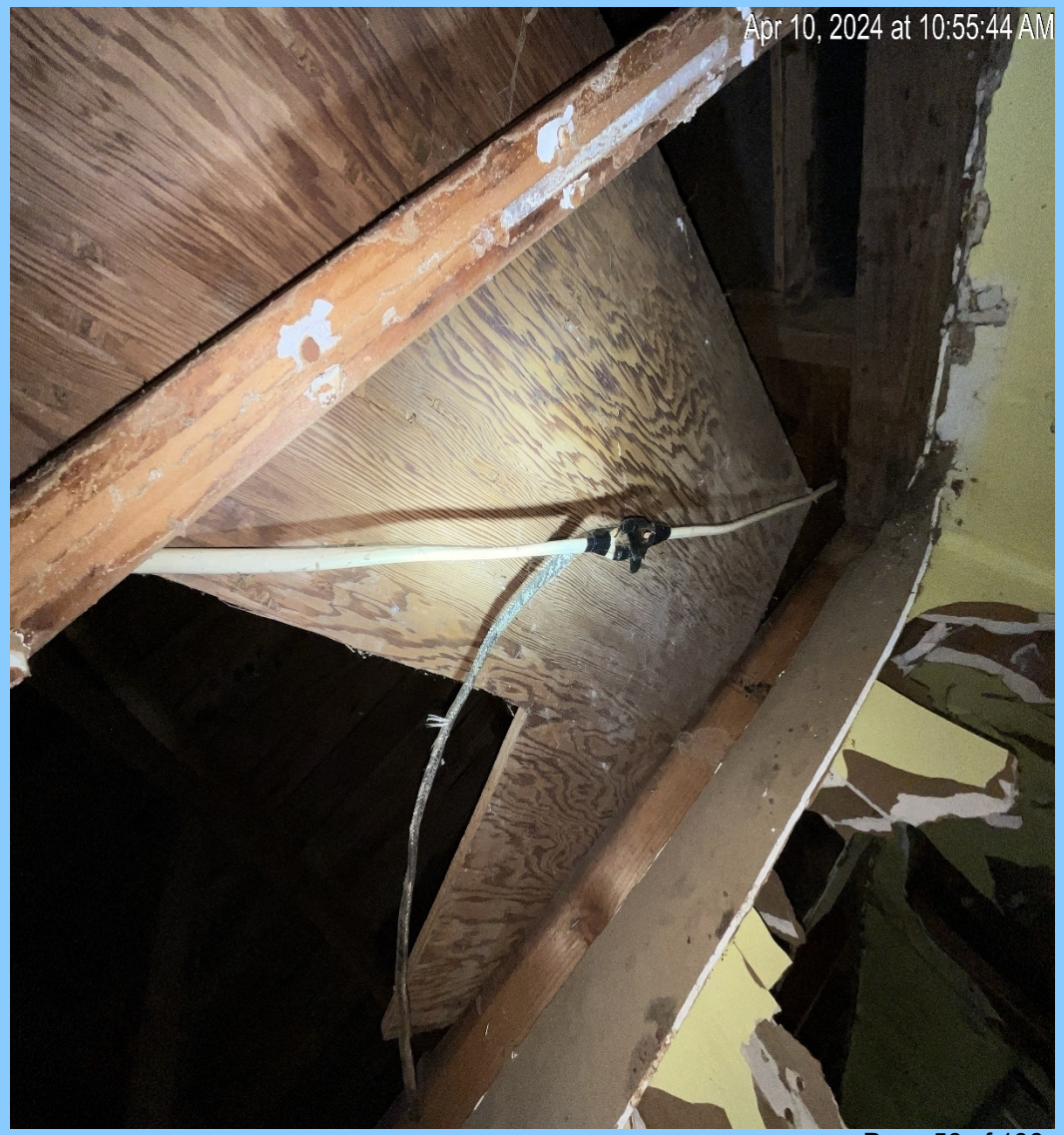
Electrical Hazards





Electrical Hazards



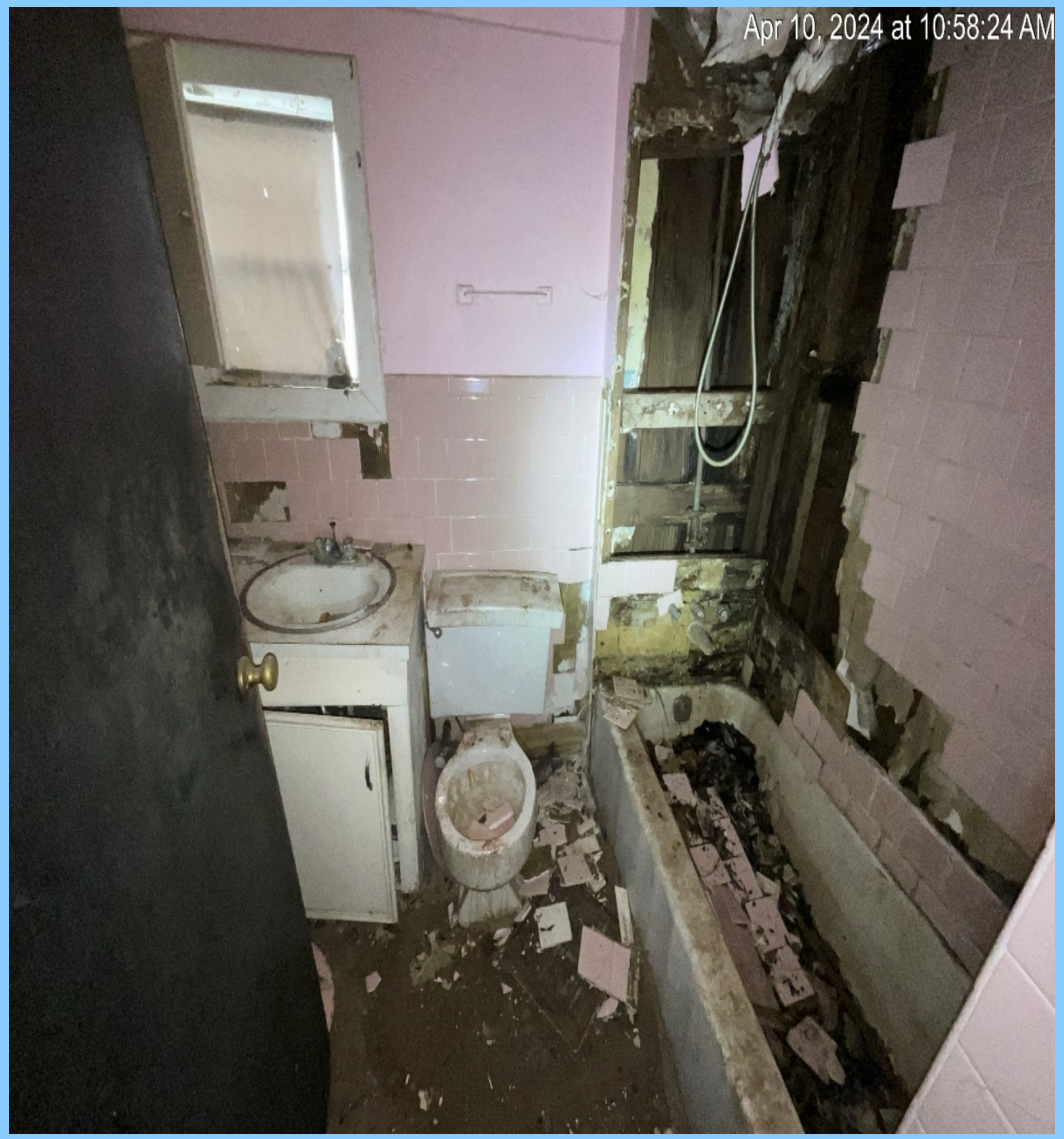


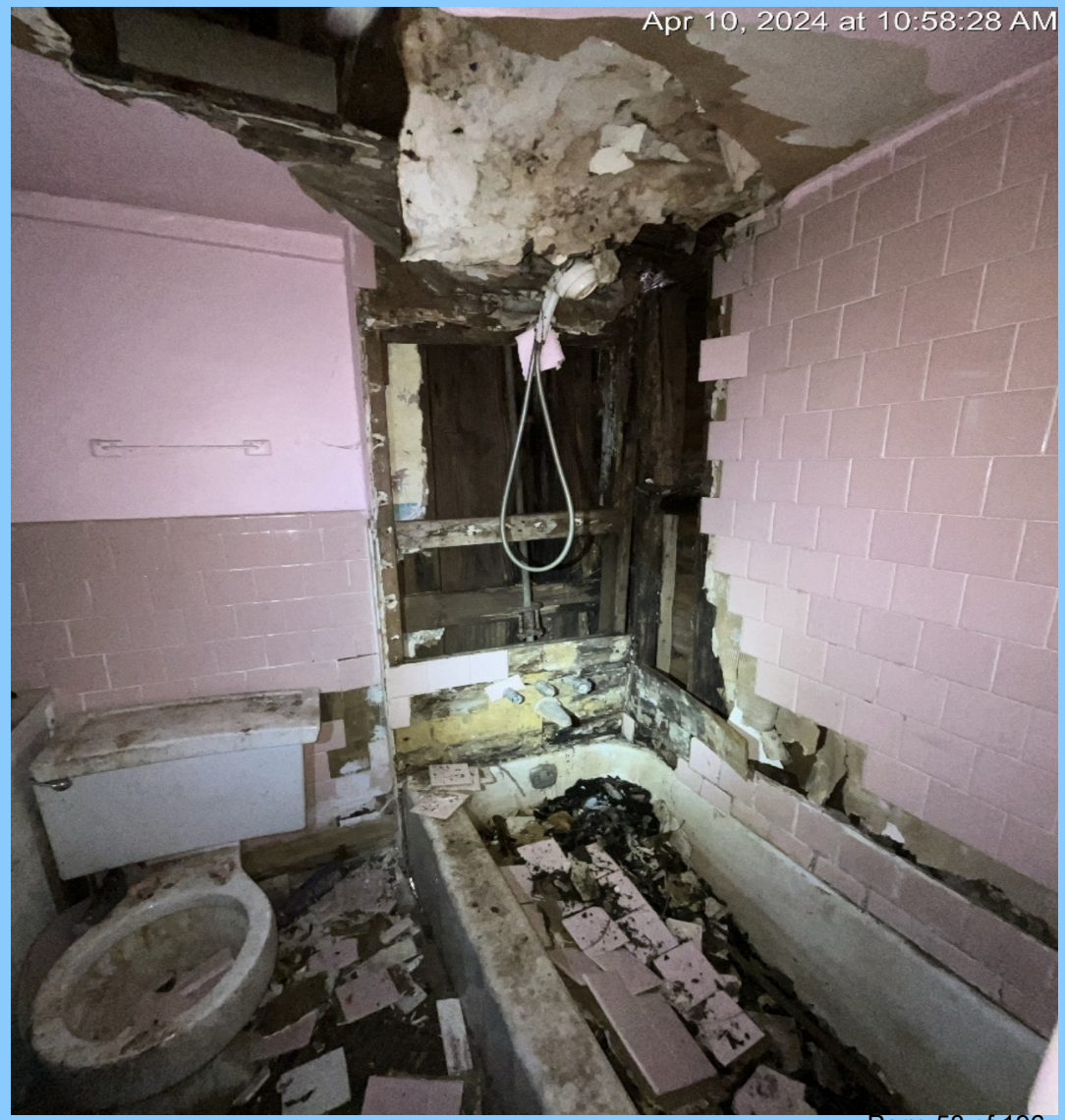
Mechanical Hazards





Inadequate Sanitation





Backyard Substructure





Timeline of Events

- **January 25, 2023 –** Current owner acquired property.
- **April 26, 2023 –** Affidavit of condemnation filed at county clerk. Owner stated they wanted to repair property soon.
- **April 28, 2023** – Notice of condemnation and 30-60 sent to property owner.
- **March 28, 2024** – Phone call with property owner – owner no longer plans to remodel home and said they are looking to sell it. Informed owner by phone of the May board hearing.
- **April 4, 2024** – Posted notice of May hearing on structure.
- **April 16, 2024** – Sent notice of May hearing 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 317 Bois D' Arc St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:5/1/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000017: 1333 Chestnut St. (NORTHINGTON, HUGHES & SAYLES 7-12, BLOCK D&E, LOT 20, TAYLOR COUNTY, TEXAS), Owner: Fuentes, Carlos**

GENERAL INFORMATION

Owner: Fuentes, Carlos
Sq Ft: 920
Structural: Poor
Foundation: Poor
Value: $30,733
Total Value: $34,933
Delinquent Tax: $893.83

SPECIAL CONSIDERATIONS

January 3, 2024 – Initial inspection. Found vacant, gutted property with substantial damage. No permits on file**.**
January 11, 2024 – Affidavit of condemnation filed at county clerk.
January 16, 2024 – Notice of condemnation and 30-60 sent to property owner.
April 1, 2024 – No contact from owner. No record of any permits pulled.
April 4, 2024 – Notice of May hearing posted on structure.
April 16, 2024 – Notice of May hearing sent to address of record for owner as well as relative.

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 May 1, 2024.

ATTACHMENTS:

1. 20240501_24-000017_1333 Chestnut St 20240501_24-000017_1333 Chestnut St.pptx

Case #24-000017

1333 Chestnut 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 **Carlos Fuentes** as owner

- **TAYLOR COUNTY** – Shows **Carlos Fuentes** 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 2007

- Search reveals **Carlos Fuentes** to be the owner.

Public Notice



Front West Side



Rear East Side



North Side



South Side



Substandard Code Violations

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

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

Exterior Dilapidation/Faulty Weather Protection





Exterior Dilapidation





Structural/Electrical Hazards





Structural/Electrical Hazards





Timeline of Events

- **January 3, 2024 –** Initial inspection. Found vacant, gutted property with substantial damage. No permits on file**.**
- **January 11, 2024 –** Affidavit of condemnation filed at county clerk.
- **January 16, 2024** – Notice of condemnation and 30-60 sent to property owner.
- **April 1, 2024** – No contact from owner. No record of any permits pulled.
- **April 4, 2024** – Notice of May hearing posted on structure.
- **April 16, 2024** – Notice of May hearing sent to address of record for owner as well as relative.

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 1333 Chestnut St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:5/1/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-005400: 1126 Mulberry St. (4 204 31 STEFFENS & LOWDEN OT ABL, TAYLOR COUNTY, TEXAS), Owner: Jennings, James**

GENERAL INFORMATION

Owner: Jennings, James
Sq Ft: 984
Structural: Poor
Foundation: Poor
Value: $38,581
Total Value: $41,381
Delinquent Tax: $1,335.31

SPECIAL CONSIDERATIONS

August 30, 2021 – Case opened for dilapidated structure. Received citizen complaints of vagrants going in and out through windows and said house is never secure.
May 22, 2023 – Property owner called and let me know he is going to demo house ASAP.
June 28, 2023 – Current owner acquired property.
November 29, 2023 – House found unsecured. House found extremely dilapidated on the inside. Affidavit of condemnation filed at county clerk.
November 30, 2023 – Notice of condemnation and 30-60 sent to new and previous owner due to discrepancy found on new deed.
March 19, 2024 – Received corrected deed from owner.
April 4, 2024 – Notice of May hearing posted on structure.
April 16, 2024 – Notice of May 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 May 1, 2024.

ATTACHMENTS:

1. 20240501_23-005400_1126 Mulberry St 20240501_23-005400_1126 Mulberry St.pptx

Case #23-005400

1126 Mulberry 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 Texas Quit Claim Deed Naming **James Jennings** as owner

- **TAYLOR COUNTY** – Shows **James Jennings** 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 10, 2021

- Search reveals **James Jennings** to be the owner.

Public Notice



Front East Side



Rear West Side



North Side



North Side



South Side



Substandard Code Violations

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

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

Exterior Dilapidation/Faulty Weather Protection





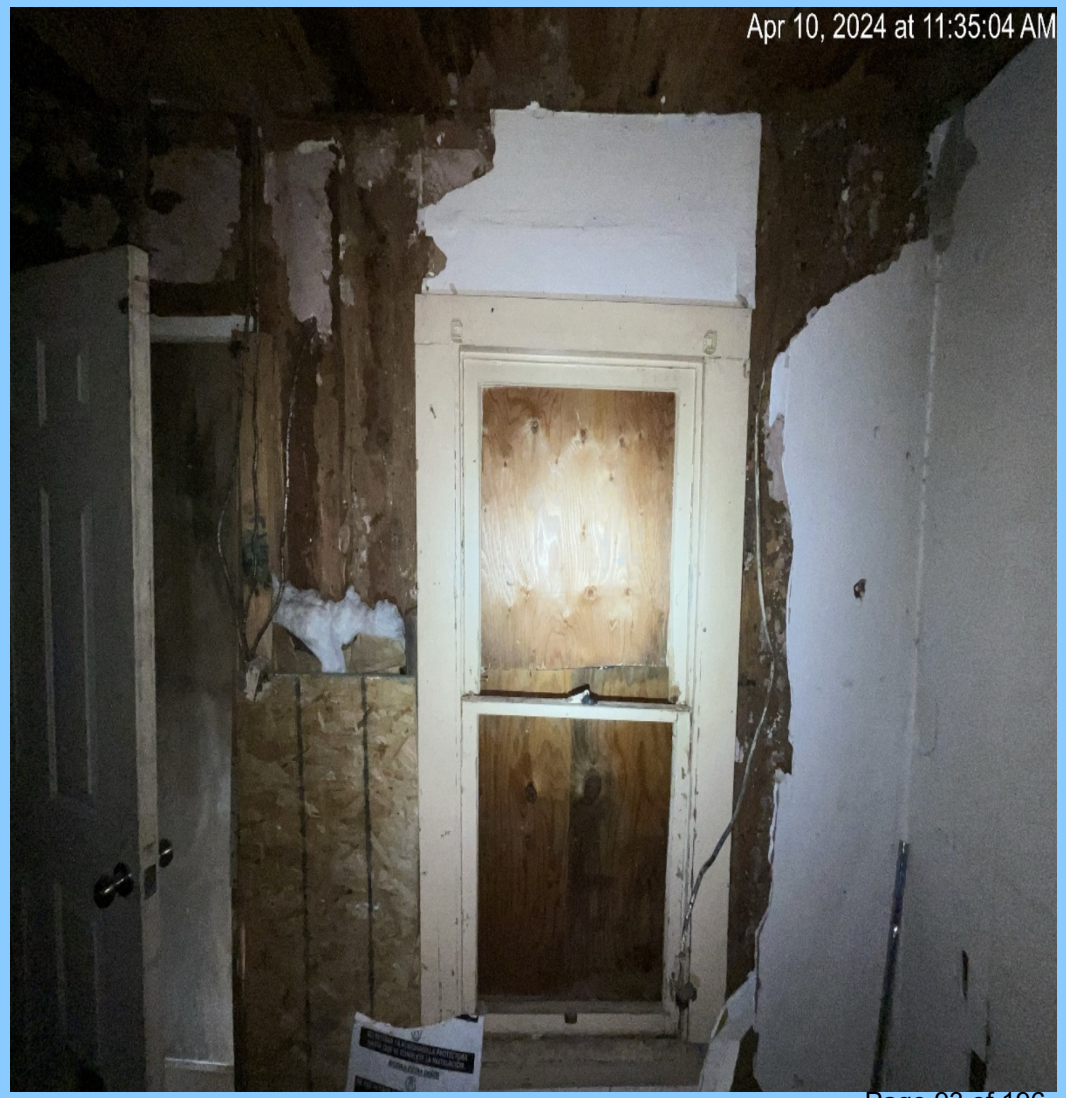
Exterior Dilapidation/Faulty Weather Protection





Interior Dilapidation/Electrical Hazard





Structural Hazard/Inadequate Sanitation





Structural and Electrical Hazards





Structural/Plumbing Hazards





Nuisance





Timeline of Events

- **August 30, 2021 –** Case opened for dilapidated structure. Received citizen complaints of vagrants going in and out through windows and said house is never secure.
- **May 22, 2023** – Property owner called and let me know he is going to demo house ASAP.
- **June 28, 2023** – New owner acquired property.
- **November 29, 2023** – House found unsecured and extremely dilapidated on the inside. Affidavit of condemnation filed at county clerk.
- **November 30, 2023** – Notice of condemnation and 30-60 sent to new and previous owner due to discrepancy found on new deed.
- **March 19, 2024** – Received corrected deed from owner.
- **April 4, 2024** – Notice of May hearing posted on structure.
- **April 16, 2024** – Notice of May 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 1126 Mulberry St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:5/1/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000130: 2970 S 6th St. (FAIR PARK ACRES OUTLOT 3, BLOCK 3, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Armstrong Electrical Supply Inc.**

GENERAL INFORMATION

Owner: Armstrong Electrical Supply Inc
Sq Ft: 17,500
Structural: OK
Foundation: Unknown
Value: $62,637
Total Value: $75,687
Delinquent Tax: $872.33

SPECIAL CONSIDERATIONS

October 13, 2015 – Structure fire occurred. Damages estimated to be $10,000.
October 12, 2021 – Performed initial inspection. Opened a dilapidated structure case. Neighbor let me know there was a structure fire here a few years back and the inside was badly damaged.
August 11, 2023 – Spoke to owner by phone. Asked her to come up with repair plan and call me back. No call back, no repairs made.
January 19, 2024 – Served admin search warrant at property and discovered that the structure had extensive interior damage and needed to be condemned.
January 29, 2024 – Affidavit of condemnation filed at county clerk.
February 5, 2024 – Sent notice of condemnation and 30-60 to property owner.
March 27, 2024 – Property Maintenance Inspector met with grandson of property owner to discuss condemnation and board hearing.
April 4, 2024 – Notice of hearing posted on structure.

April 16, 2024 – Notice of hearing sent to property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on May 1, 2024.

ATTACHMENTS:

1. 20240501_24-000130_2970 S. 6th St 20240501_24-000130_2970 S. 6th St.pptx

Case #24-000130

2970 S. 6th 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 **Armstrong Electrical Supply Co.** as owner

- **TAYLOR COUNTY** – Shows **Armstrong Electrical Supply, Inc** to be the owner.

- **SECRETARY OF STATE** – Company shows to have forfeited existence

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2006

- Search reveals **Armstrong Electrical Supply Company** to be the owner.

Public Notice



Front South Side



Rear North Side



East Side



West Side



Substandard Code Violations

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

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

Exterior Dilapidation





Exterior Dilapidation



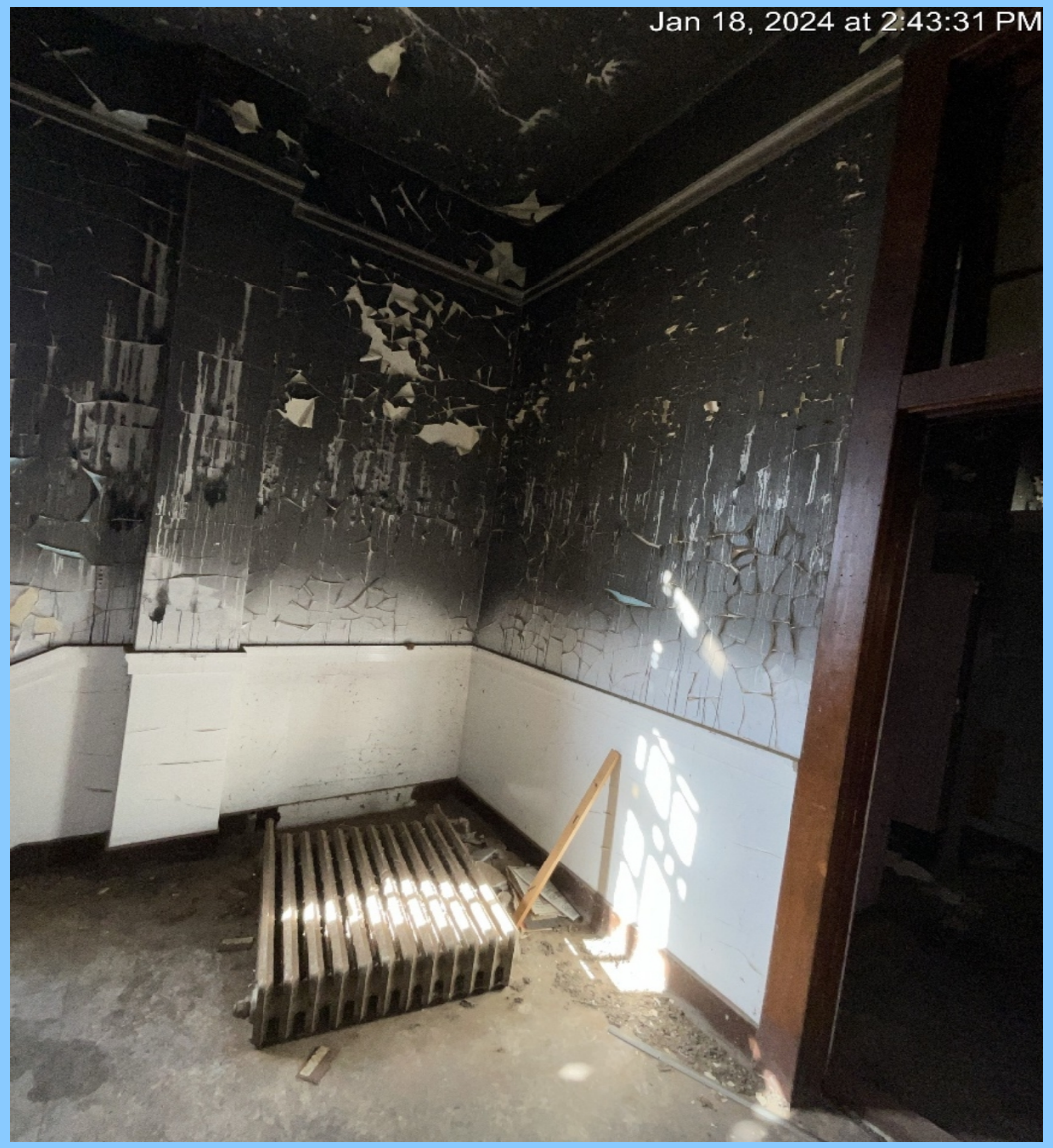


Exterior Dilapidation





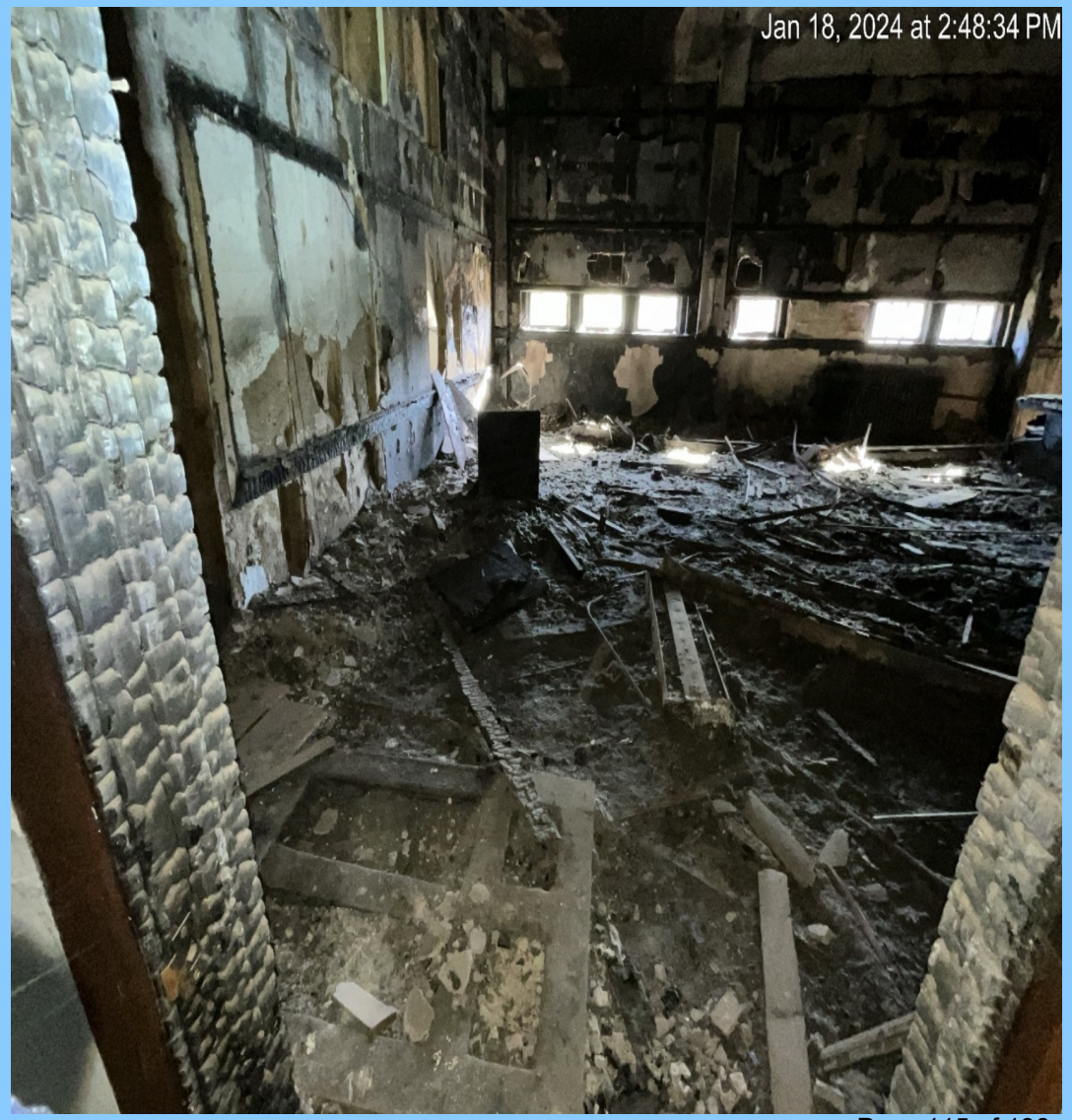
Interior Dilapidation



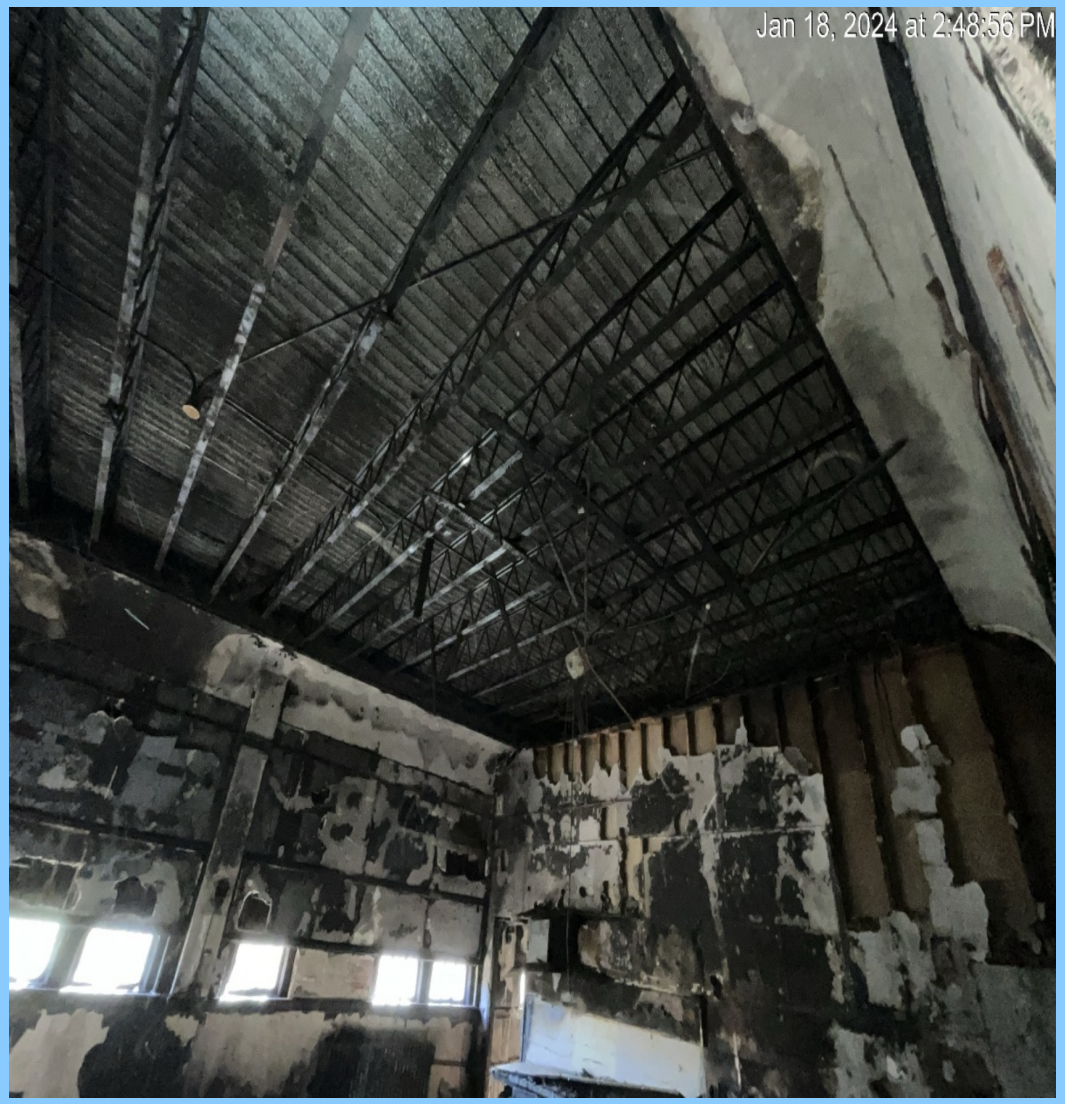


Interior Dilapidation





Interior Dilapidation





Interior Dilapidation



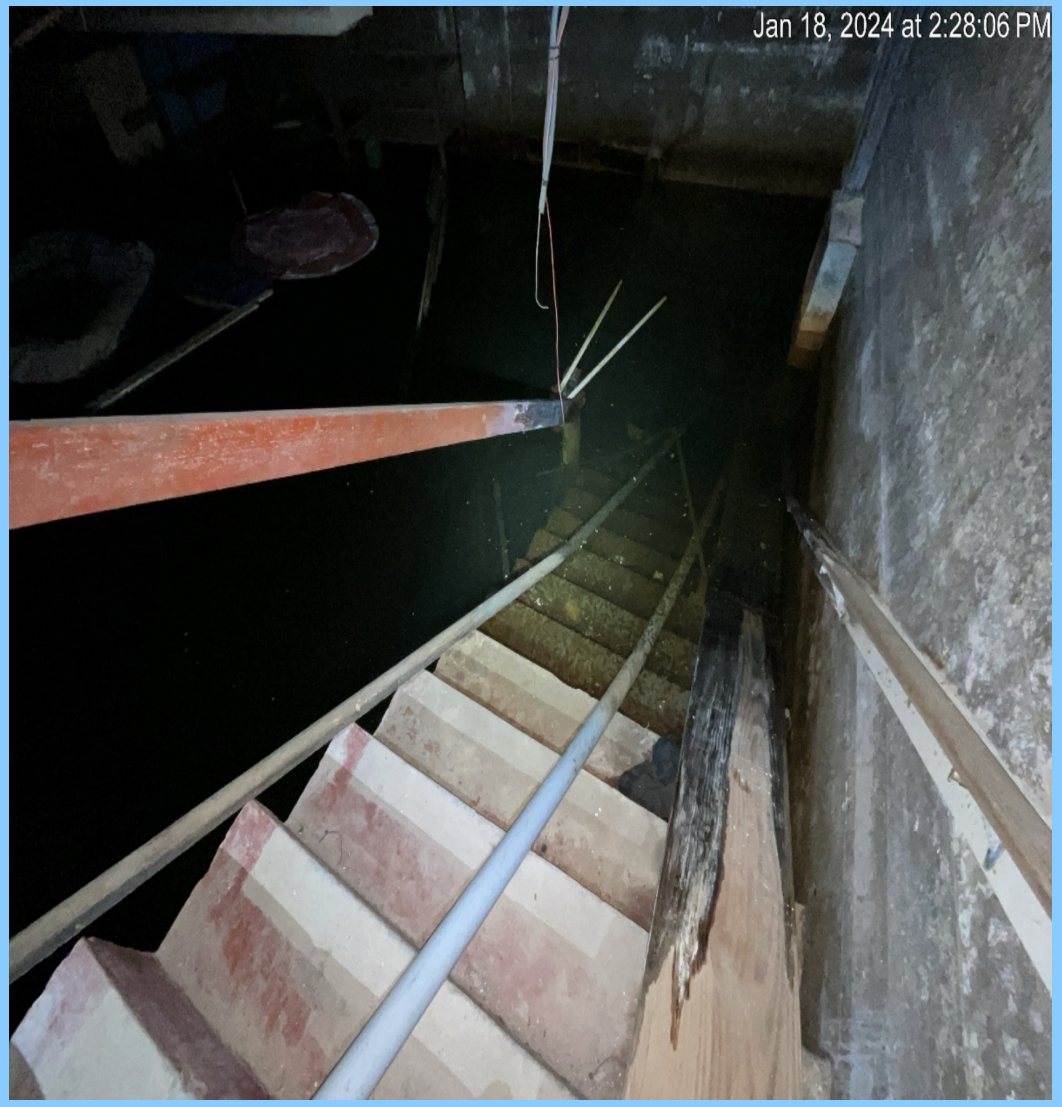


Interior Dilapidation





Interior Dilapidation





Timeline of Events

- **October 13, 2015 –** Structure fire occurred. Damages estimated to be $10,000.
- **October 12, 2021 –** Performed initial inspection. Opened a dilapidated structure case to address the exterior of the building.
- **August 11, 2023** – Spoke to owner by phone. Asked her to come up with repair plan and call me back. No call back, no repairs made.
- **January 19, 2024** – Served admin search warrant at property and discovered that the structure had extensive interior damage and needed to be condemned.
- **January 29, 2024** – Affidavit of condemnation filed at county clerk.
- **February 5, 2024** – Sent notice of condemnation and 30-60 to property owner.
- **March 27, 2024** – Property Maintenance Inspector met with grandson of property owner to discuss condemnation and board hearing.
- **April 4, 2024 –** Notice of May hearing posted on structure.
- **April 16, 2024** – Notice of May hearing sent to property owner.

Staff Recommendation:

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

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

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

End of 2970 S. 6th St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:5/1/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000346: 450 Peach St. (4-5 185 3 WISE PIEDMONT ABL OT, TAYLOR COUNTY, TEXAS), Owner: Christian Broadcasting Co.**

GENERAL INFORMATION

Owner: Christian Broadcasting Co
Sq Ft: 12,964
Structural: Poor
Foundation: Unknown
Value: $55,,506
Total Value: $64,130
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

December 17, 2021 – Case opened for dilapidated structure to address building exterior. Notices were sent to owner.
April 13, 2022 – Property sold. Notice of violation for dilapidated structure were sent to new owner. Received phone call from new owner to let me know exterior repairs would be completed right away.
June 21, 2022 – Exterior repairs should have been completed by this time or at least started. No progress made. No call to explain delay.
February 12, 2024 – Affidavit of condemnation filed at county clerk.
April 4, 2024 – Notice of May hearing posted on structure.
April 10, 2024 – Completed interior inspection of building on the upper floor.
April 11, 2024 – Condemnation notices and notice of May hearing sent to property owner and registered agent.

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 May 1, 2024.

ATTACHMENTS:

1. 20240501_24-000346_450 Peach St 20240501_24-000346_450 Peach St.pptx

Case #24-000346

450 Peach 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 **The Christian Broadcasting Company** as owner

- **TAYLOR COUNTY** – Shows **Christian Broadcasting Co.** to be the owner.

- **SECRETARY OF STATE** – Lists registered agent to which notices have been sent

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

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

- Search reveals **Christian Broadcasting Company** to be the owner.

Public Notice



Front East Side



Rear West Side



North Side



South Side



Substandard Code Violations

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

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

Exterior Dilapidation





Exterior Dilapidation





Exterior Dilapidation





Structural Hazards

All interior photos were taken on the second floor



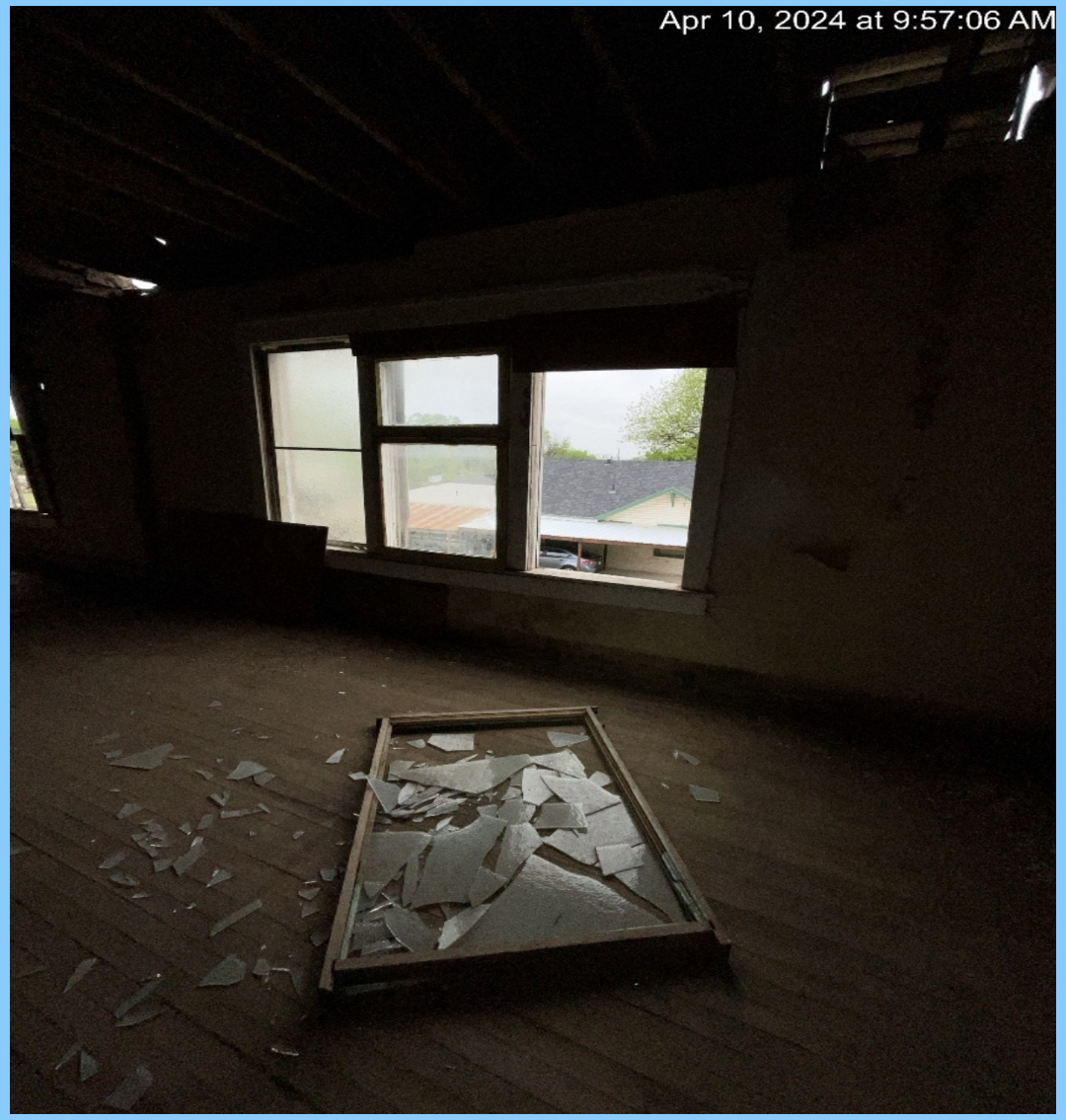


Structural Hazards/Faulty Weather Protection



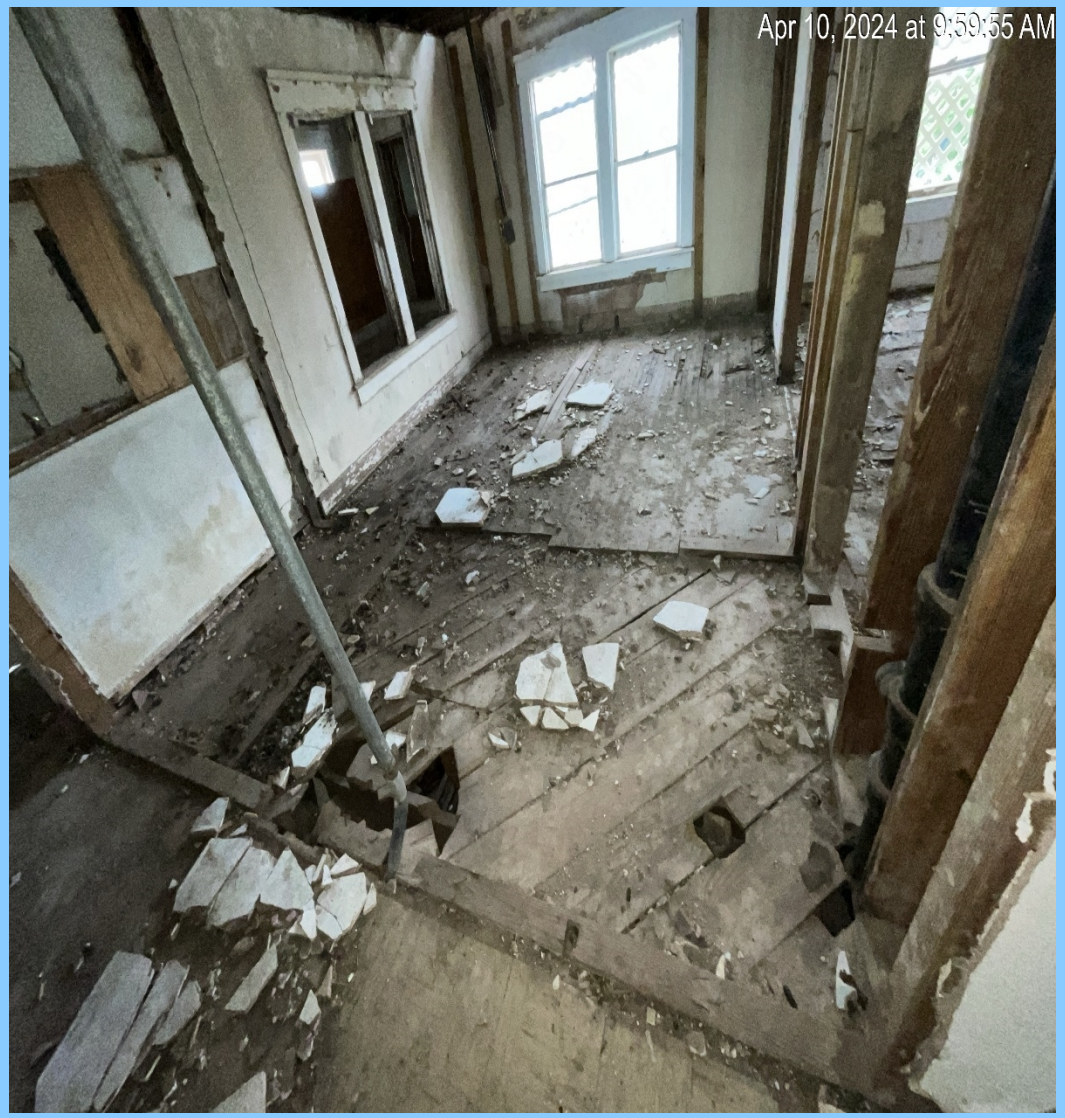


Faulty Weather Protection





Structural and Electrical Hazards





Structural/Electrical Hazards





Faulty Weather Protection/Structural Hazards





Structural/Electrical Hazards





Inadequate Sanitation/Structural Hazards





Faulty Weather Protection/Structural Hazards





Faulty Weather Protection/Electrical Hazard





Timeline of Events

- **December 17, 2021 –** Case opened for dilapidated structure to address building exterior. Notices were sent to owner.
- **April 13, 2022 –** Property sold. Notice of violation for dilapidated structure were sent to new owner. Received phone call from new owner to let me know exterior repairs would be completed right away.
- **June 21, 2022** – Exterior repairs should have been completed by this time or at least started. No progress made. No call to explain delay.
- **February 12, 2024 –** Affidavit of condemnation filed at county clerk.
- **April 4, 2024** – Notice of May hearing posted on structure.
- **April 10, 2024 –** Completed interior inspection of building on the upper floor.
- **April 11, 2024** – Condemnation notices and notice of May hearing sent to property owner and registered agent.

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 450 Peach St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:5/1/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000049: 2218 Russell Ave. (CHRISTIAN COLLEGE 2ND ADDN, BLOCK 2, LOT W50 OF 3 & E12.5 OF 4, TAYLOR COUNTY, TEXAS), Owner: Davis, James R & Nancy J**

GENERAL INFORMATION

Owner: Davis, James R. & Nancy J.
Sq Ft: 1,124
Structural: Poor
Foundation: Poor
Value: $55,561
Total Value: $56,695
Delinquent Tax: $74.49

SPECIAL CONSIDERATIONS

January 5, 2024 – Structure fire occurred. AFD estimated damages to be $50,000. Taxable value of the house is $55,561.
January 10, 2024 – Inspected property and met with occupants. One of the occupants is the son of the owner. We instructed the occupants that due to the amount of damage, we would have to condemn the property and they would not be able to stay there. They have been staying in the backyard, in a shed.
January 11, 2024 – Affidavit of condemnation filed at county clerk.
January 17, 2024 – Notice of condemnation and 30-60 sent to address of record for property owner.
January 17, 2024 – Received citizen complaint for trash around house blowing into neighboring properties, occupants starting fires in yard, and unattended fires with trash blowing around.

January 29, 2024 – Received another citizen complaint for trash around the house and fires burning at night and they also let us know people are still staying in the burned house.
March 20, 2024 – Received phone call from the grandson of the owner. He let me know that the male property owner is in a nursing home and is not able to make decisions for the home due to his condition. The female owner is deceased. The grandson said he is trying to get home into his name so it can be demolished.
March 22, 2024 – Phone call from property owner's daughter stating she is trying to get power of attorney and is interested in doing a consent for the city to demo because she understands the issues the property is causing for the neighbors.
April 4, 2024 – Notice of May hearing posted on structure. Discovered a very large amount of vagrant belongings have been moved onto the front of the property covering the entire front porch area. This pile looks to be unsanitary and had a swarm of flies around it.
April 11, 2024 – City contractor completed clean-up abatement and secured house from entry. Shed is still accessible and likely lived in by multiple people. There is also an unknown number of dogs at this property.
April 16, 2024 – Received a report from APD summarizing all of the calls for this residence. There were **75 calls** from Jan 1, 2023 to Apr 15, 2024. Calls were for disturbances, animal cruelty, drug use, transients, and assaults.
April 16, 2024 – Notice of May hearing sent to property owner and heirs.

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 May 1, 2024.

ATTACHMENTS:

1. 20240501_24-000049_2218 Russell Ave 20240501_24-000049_2218 Russell Ave.pptx

Case #24-000049

2218 Russell Ave.

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 Vendor's Lien naming **James R. Davis and Nancy J. Davis** as owners.

- **TAYLOR COUNTY** – Shows **James and Nancy Davis** to be the owners.

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

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since June 23, 2023

- Search reveals **James and Nancy Davis** to be the owner.

Public Notice



Front South Side



Rear North Side



East Side



West Side



Substandard Code Violations

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

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

Exterior Dilapidation



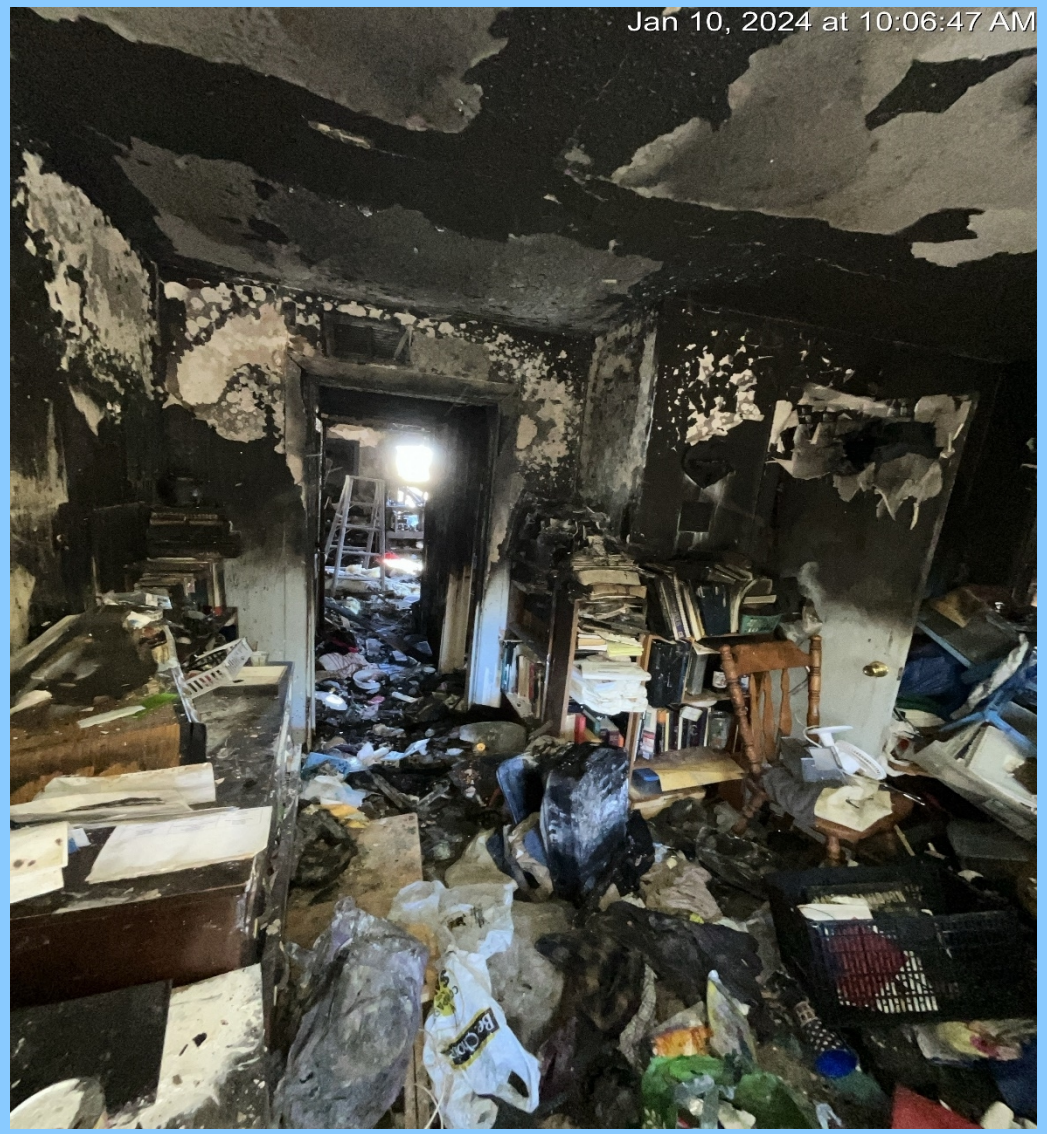


Exterior Dilapidation





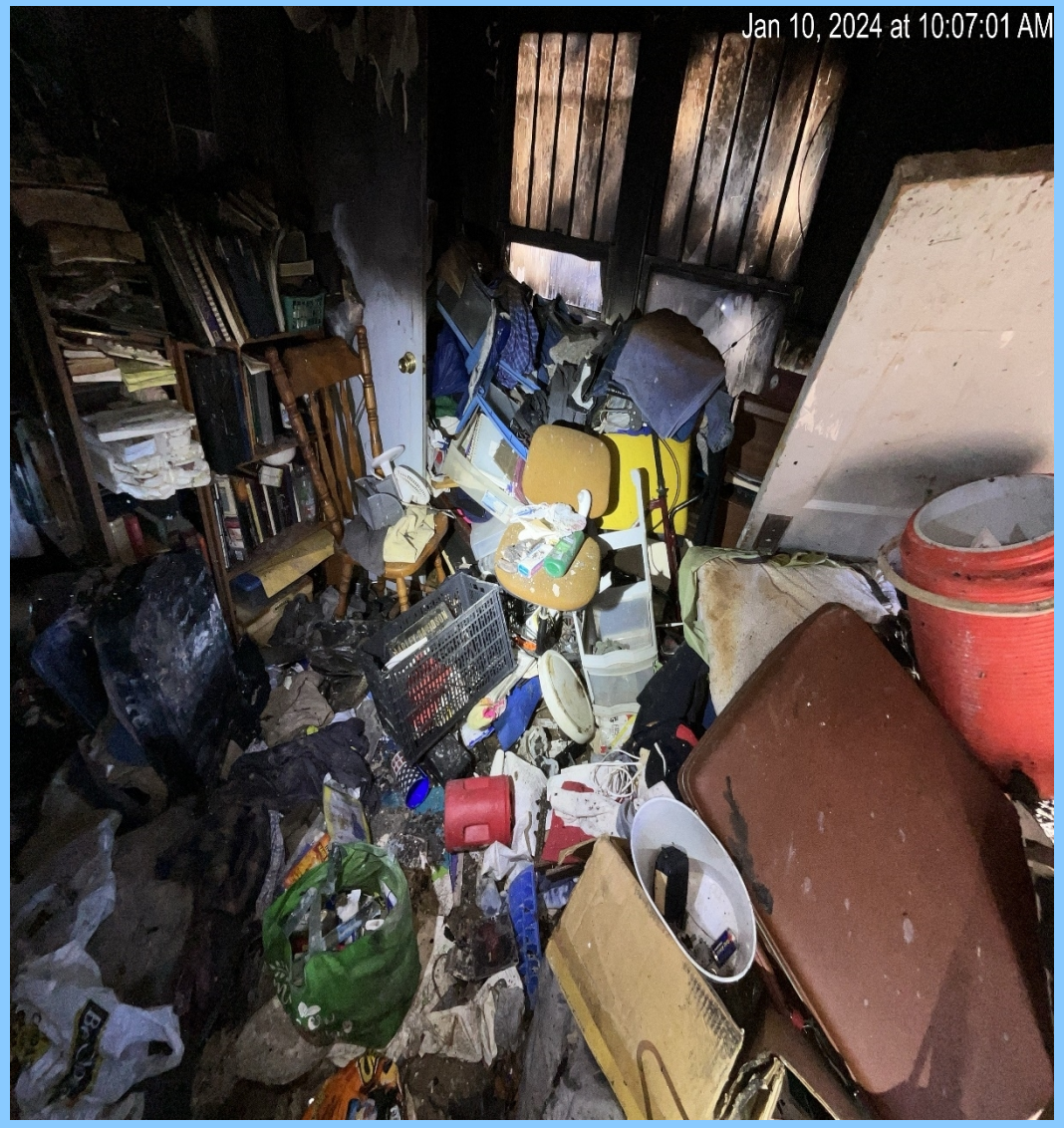
Interior Conditions



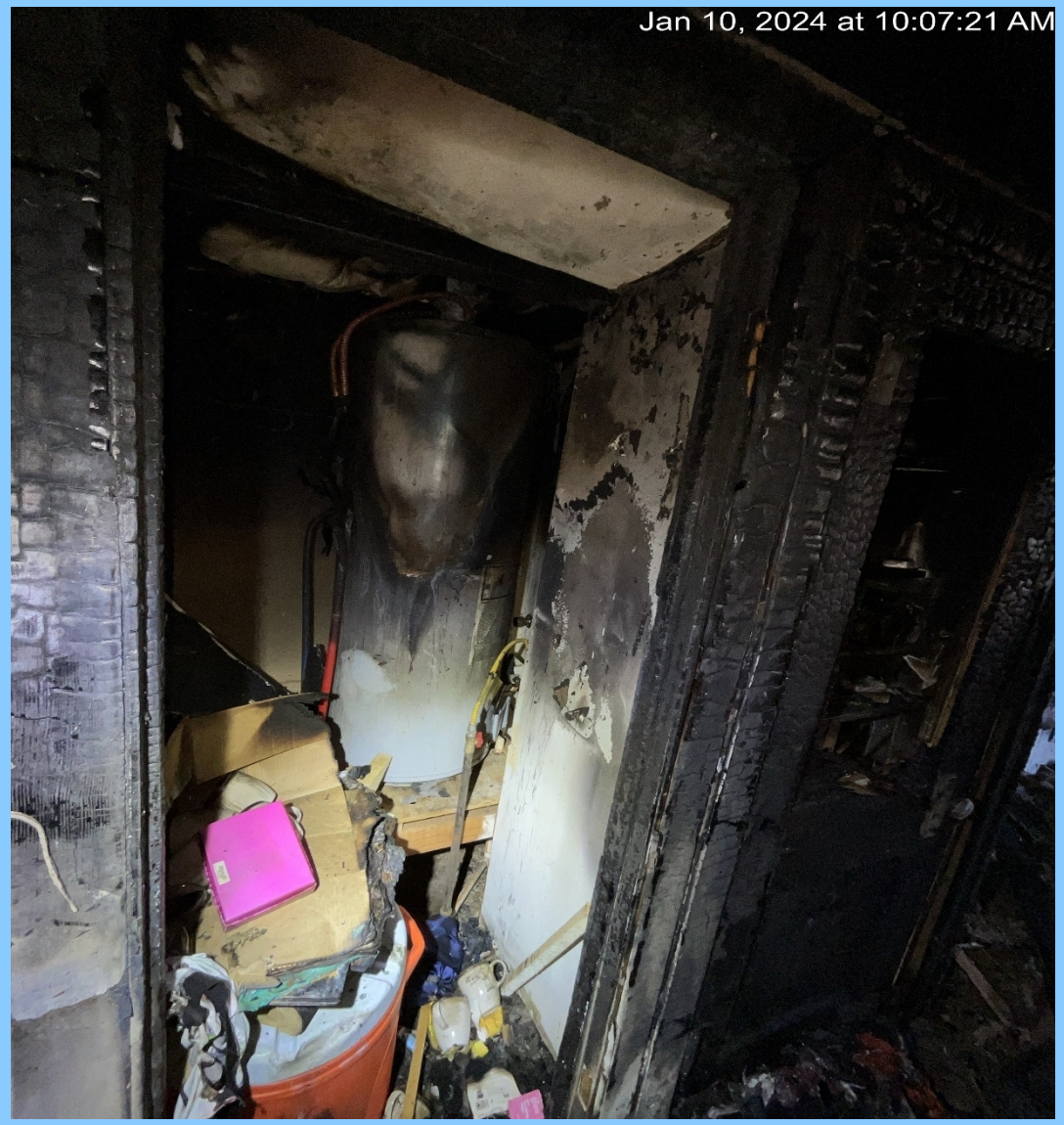


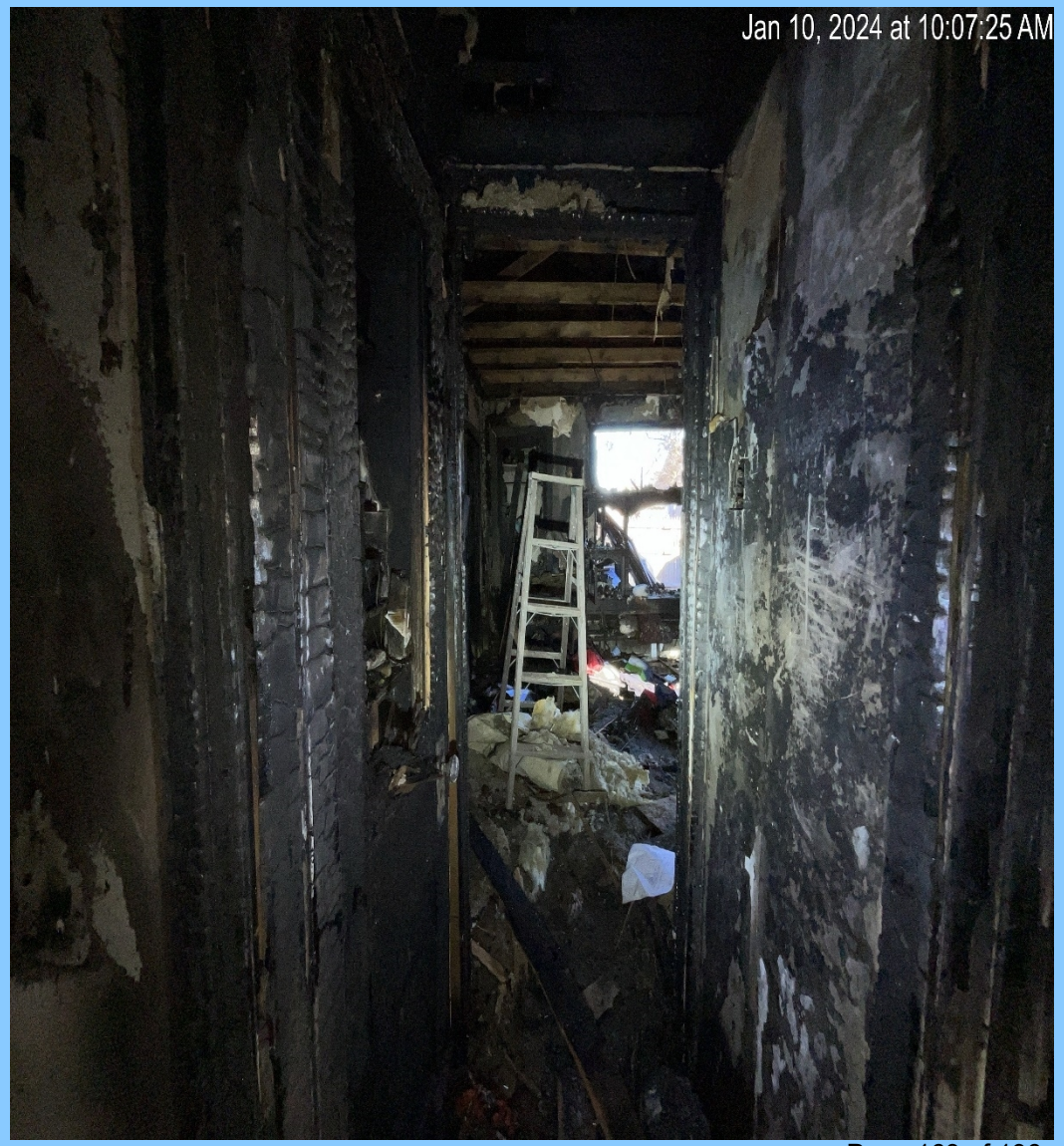
Interior Conditions





Interior Conditions





Interior Conditions





Interior Conditions





Timeline of Events

- **January 5, 2024 –** Structure fire occurred. AFD estimated damages to be $50,000. Taxable value of the house is $55,561.
- **January 10, 2024 –** Inspected property and met with occupants. One of the occupants is the son of the owner. We instructed the occupants that due to the amount of damage, we would have to condemn the property and they would not be able to stay there. They have been staying in the backyard in a shed.
- **January 11, 2024 –** Affidavit of condemnation filed at county clerk.
- **January 17, 2024** – Notice of condemnation and 30-60 sent to address of record for property owner.
- **January 17, 2024** – Received citizen complaint for trash around house blowing into neighboring properties, occupants starting fires in yard, and unattended fires with trash blowing around.
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- **March 20, 2024** – Received phone call from the grandson of the owner. He let me know that the male property owner is in a nursing home and is not able to make decisions for the home due to his condition. The female owner is deceased. The grandson said he is trying to get home into his name so it can be demolished.
- **March 22, 2024** – Phone call from property owner's daughter stating she is trying to get power of attorney and is interested in doing a consent for the city to demo because she understands the issues the property is causing for the neighbors.

Timeline of Events

- **April 4, 2024** – Notice of May hearing posted on structure. Discovered a very large amount of vagrant belongings have been moved onto the front of the property covering the entire front porch area. This pile looks to be unsanitary and had a swarm of flies over it.
- **April 11, 2024** – City contractor completed clean-up abatement and secured house from entry. Shed is still accessible and likely lived in by multiple people. There is also an unknown number of dogs at this property.
- **April 16, 2024** – Received a report from APD summarizing all of the calls for this residence. There were **75 calls** from Jan 1, 2023 to Apr 15, 2024. Calls were for disturbances, animal cruelty, drug use, transients, and assaults.
- **April 16, 2024** – Notice of May hearing sent to property owner and heirs.

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 2218 Russell Ave. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:5/1/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000345: 502 N. Willis St. (WESTWOOD PLAZA, BLOCK 1, LOT 101 REPLAT, ACRES 1.0553, TAYLOR COUNTY, TEXAS), Owner: Advance Capital Commercial LLC.**

GENERAL INFORMATION

Owner: Advance Capital Commercial LLC
Sq Ft: 38,906
Structural: OK
Foundation: OK
Value: $258,669
Total Value: $311,533
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

May 1, 2018 – Structure fire occurred. AFD estimated damages at $30,000.
February 24, 2023 – Received complaints for dilapidated structure. Contacted owner. He agreed to meet with us at structure to inspect the interior. Did complete interior inspection. Owner's plan was to repair.
September 1, 2023 – Case opened for dilapidated structure. Received citizen complaint for glass and parts of exterior falling from upper level of building. Citizen also complained of vagrants breaking in often.
September 14, 2023 – Informed by owner he is looking to sell the property.
November 2, 2023 – Owner sent an update that they are still working on property sale and have a potential buyer.
January 22, 2024 – Owner informed us that he may have a buyer in the coming week, but said the next update wouldn't be for another 1-2 months.

February 12, 2024 – Affidavit of condemnation filed at county clerk.
February 28, 2024 – Received phone call from new property owner. Explained condemnation and steps that need will to be taken to remove it from condemnation.
March 4, 2024 – Notice of condemnation and 30-60 sent to new property owner.
March 2024 – Owner called to inquire about doing repairs on one floor at a time and allowing occupancy while other floors are under repair. Owner was told occupancy would not be allowed until entire structure is repaired.
April 4, 2024 – Posted notice of May hearing on structure.
April 15, 2024 – Inspected property, met with owner of neighboring business. He let me know that there is still a falling debris hazard coming from this building. There may still be an ongoing issue with vagrants breaking in.
April 16, 2024 – Notice of May hearing sent to property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on May 1, 2024.

ATTACHMENTS:

1. 20240501_24-000345_502 N. Willis St 20240501_24-000345_502 N. Willis St.pptx

Case #24-000345

502 N. Willis 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 **Advance Capital Commercial LLC** to be the owner

- **TAYLOR COUNTY** – Shows **Advance Capital Commercial LLC** to be the owner.

- **SECRETARY OF STATE** – No entity located in Texas SoS; also unable to locate in California SoS where the business is located according to Taylor CAD

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since July 29, 2018

- Search reveals **Advance Capital Commercial LLC** to be the owner.

Public Notice



Front East Side



Front East Side



Rear West Side



North Side



South Side



Substandard Code Violations

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

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

Exterior Dilapidation/Faulty Mechanical





Faulty Weather Protection/Hazardous Electrical





Inadequate Sanitation / Structural Hazard





Structural and Electrical Hazards





Vandalism/Dilapidation/Faulty Weather Protection





Vandalized Mechanical Rooms



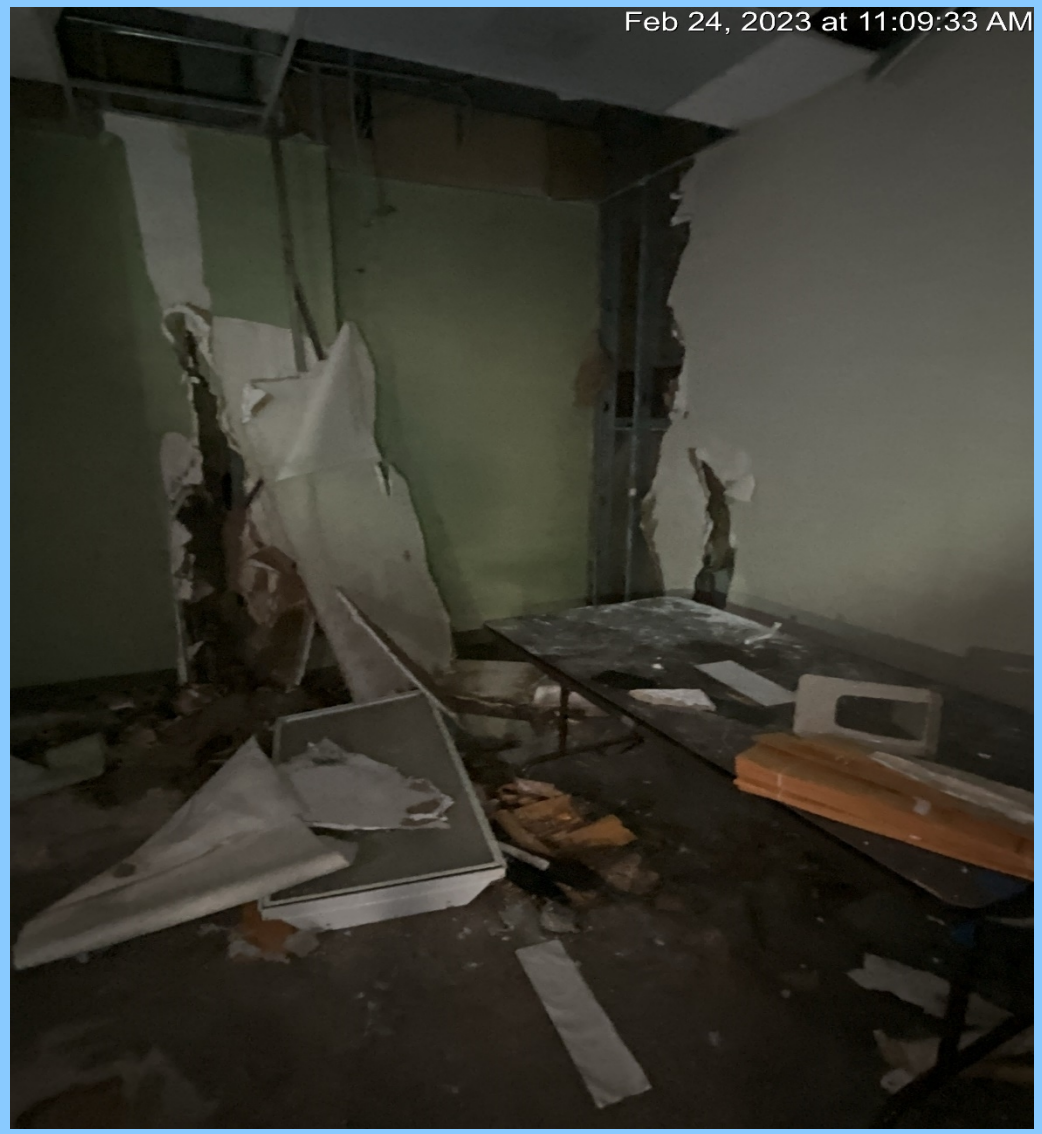


Vandalized Mechanical Rooms





Dilapidation/Vandalized Mechanical Room





Elevator Shaft



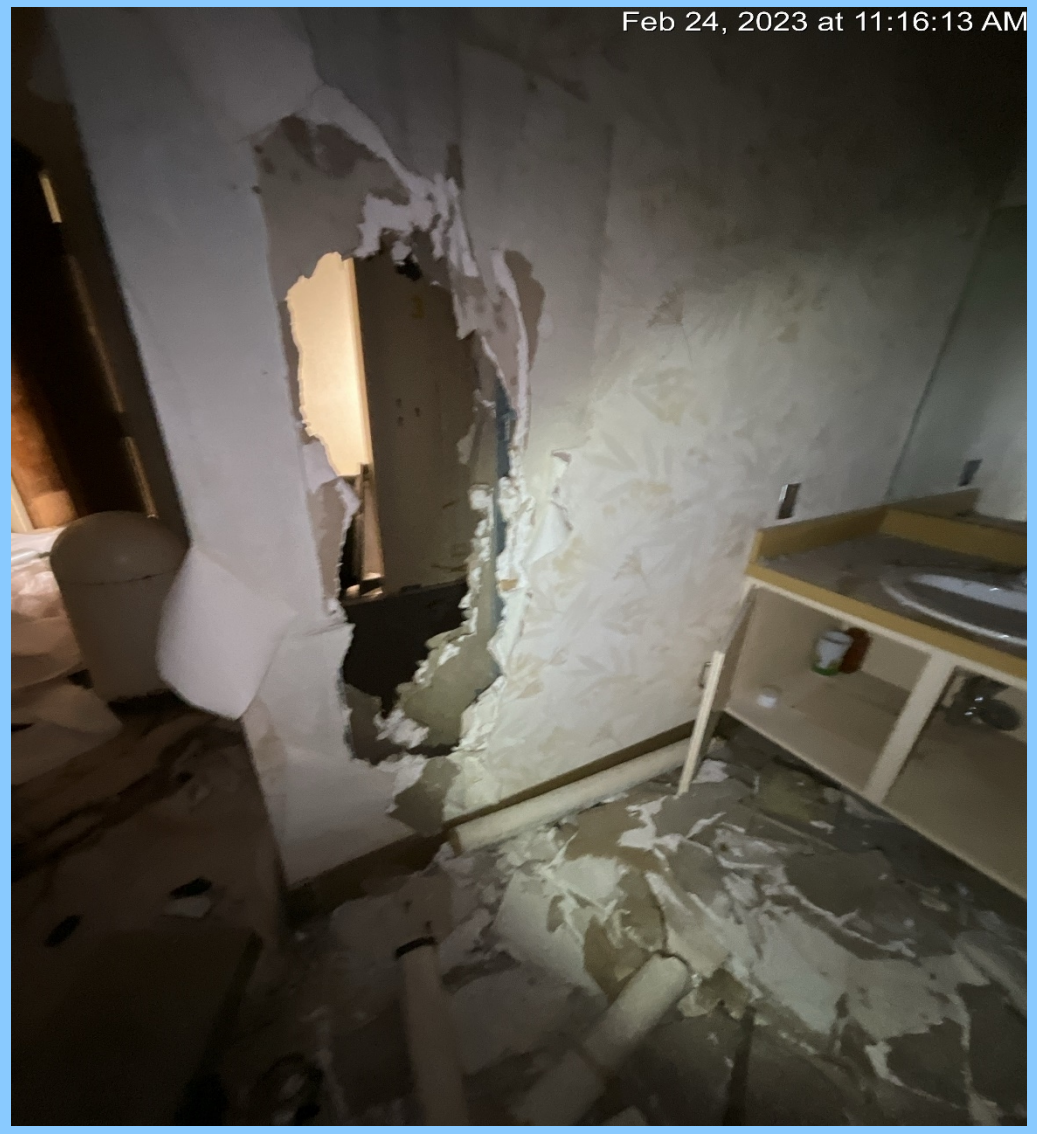


Restroom Vandalism





Dilapidation/Vandalism





Timeline of Events

- **May 1, 2018 –** Structure fire occurred. AFD estimated damages at $30,000.
- **February 24, 2023 –** Received complaints for dilapidated structure. Contacted owner. He agreed to meet with us at structure to inspect the interior. Did complete interior inspection. Owner's plan was to repair.
- **September 1, 2023 –** Case opened for dilapidated structure. Received citizen complaint for glass and parts of exterior falling from upper level of building. Citizen also complained of vagrants breaking in often.
- **September 14, 2023** – Informed by owner he is looking to sell the property.
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- **March 2024** – Owner called to inquire about doing repairs on one floor at a time and allowing occupancy on repaired floor while other floors are under repair. Owner was told occupancy would not be allowed until entire structure is repaired.
- **April 4, 2024** – Posted notice of May hearing on structure.
- **April 15, 2024** – Inspected property, met with owner of neighboring business. He let me know that there is still a falling debris hazard coming from this building. There may still be an ongoing issue with vagrants breaking in.
- **April 16, 2024** – Notice of May hearing sent to property owner.

Staff Recommendation:

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

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

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

End of 502 N. Willis St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:5/1/2024

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: