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 June 5, 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 May 1, 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# 23-001799: 1817 N 10th St. (LAKESIDE ADDN, BLOCK 3, LOT W51 E 122 LTS 1&2, TAYLOR COUNTY, TEXAS), Owner: Ntibashirinzigo, Methoucela

B. 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.

C. 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

D. Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000061: 1317 Walnut St. (3 201 MC NAIRY 2-B OT ABL, TAYLOR COUNTY, TEXAS), Owner: Badgett, Jimmie Leon & Charlotte Ann AS TR FOR BADGETT LIVING TRUST

E. 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.

F. Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-001138: 1825 Jefferies St. (NORTH PARK ADDN OF JEFFERIES, BLOCK 26, LOT W75 E575 S150 N280, TAYLOR COUNTY, TEXAS), Owner: Legacy Dwelling LLC, Shaver, Guy and Karen

G. Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-001139: 1126 Kirkwood St. (LAKESIDE ADDN, BLOCK 29, LOT 6, TAYLOR COUNTY, TEXAS), Owner: Legacy Dwelling LLC, Shaver, Guy and Karen

EXECUTIVE SESSION

The Board of Building Standards of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss legal standards for board action and any of the matters listed below, as authorized by the noted Texas Government Code Sections:

A. 551.071 (Consultation with Attorney)

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 31st day of May, 2024, at 4:45 p.m.

_____

Kaitlin Richardson, Deputy City Secretary, TRMC

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:6/5/2024

TO:

FROM:

SUBJECT: **Public hearing and possible approval of May 1, 2024 Board of Building Standards meeting minutes.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. May 1 2024 BOBS Minutes May 1 2024 BOBS Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
May 1, 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. Michael Rice, Assistant City Manager
Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Van Watson, Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Clay Door, Director of Code Compliance
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
Ms. Nina Flores, Code Compliance Officer
Mr. Chris Raish, Code Compliance Officer

Others Present: Mr. Carlos Fuentes, (1333 Chestnut St)
Ms. Stephanie Rodriguez (2218 Russell Ave)
Mr. Sam Li (502 N Willis St)
Mr. Gary Hill (450 Peach St)
Mr. Glenn Arnold (450 Peach St)
Ms. Monica New (317 Bois D Arc St)
Mr. Doug New (317 Bois D Arch St)
Mr. Matthew Mazecharko (sp? Signature illegible) (502 N. Willis St)
Mr. Michael Arago (sp? Signature illegible) (502 N. Willis St)
Mr. Brooks Armstrong (2970 S 6th St)
Ms. Doris Armstrong (2970 S 6th St)
Ms. Shawnte Fleming (613 N 13th 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, April 3, 2024, were provided in advance to Board Members for review.

Mr. Dugger made a motion to approve the minutes as written.
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# 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

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. Shawnte Fleming advised that she was interested in the possibility of saving the building citing historic relevance. She stated that the owners are researching demolition options. There being no additional speakers, Mr. Beard closed the public hearing.

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

NAYS: None
ABSTAIN: None

Mr. Allred made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. 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# 23-001201: 317 Bois D Arc St. (LT 9 172 OT ABL TIF#1, TAYLOR COUNTY, TEXAS), Owner: New, Monica

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. Doug New introduced himself as the spouse to the owner, Monica New. (Ms. New stood with him.) Mr. New stated that he had contractors check the house and they found electrical issues. He stated that the house does not meet current structural codes. He stated that it is unreasonable to expect him to make the old house pass today's standards for structure. He requested more time to speak to contractors. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Dugger made a motion to Owner is to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair, and cost estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. 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# 24-000017: 1333 Chestnut St. (NORTHINGTON, HUGHES & SAYLES 7-12, BLOCK D&E, LOT 20, TAYLOR COUNTY, TEXAS), Owner: Fuentes, Carlos

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. Mr. Fuentes spoke and agreed that the property needed to be demolished. 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. Turner, 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. 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# 23-005400: 1126 Mulberry St. (4 204 3I STEFFENS & LOWDEN OT ABL, TAYLOR COUNTY, TEXAS), Owner: Jennings, James

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. 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. Wyatt, 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. Wyatt, 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# 24-000130: 2970 S 6th St. (FAIR PARK ACRES OUTLOT 3, BLOCK 3, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Armstrong Electrical Supply, Inc.

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:

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. Brook Armstrong, stated that he intends to put a fence around the property to deter break-ins. He stated that they are aware there are many repairs needed. He stated that they first need to clean it out. He stated they haven't been able to do any work on the building since 2015. 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. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: Mr. Wyatt

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.

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. Mr. Gary Hill and Mr. Glenn Arnold spoke in tandem about the property. They advised that there has been significant clean up to the property since it was donated to them approximately one and a half years ago. They stated that they struggle to keep the building secure due to vandalism. They stated that they had a bid to repair the roof, but then the roofer died three months later. They stated that they appreciate the historic value of the building and would like to use it for storage of radio equipment. They requested more time to get bids for either repair or demolition. They were not able to provide a time line as the radio station functions on donations and they are not always consistent. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Allred made a motion to table the agenda item until the next meeting of the Board. It was seconded by Mr. McBrayer, motion passed.
AYES: Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Beard
NAYS: None
ABSTAIN: Mr. Wyatt, Mr. Dugger

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. and Nancy J.

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. Ms. Stephanie Rodriguez, neighbor, stated that Ms. Davis passed away in 2021 and Mr. Davis is incapacitated due to his age. She stated that their son has been living in the home and is currently incarcerated. She provided several letters from neighbors stating that the home is a haven for vagrants and drug use. She stated that she has witnessed animal abuse there as well. She stated that the police are often at

the property and there are loud arguments daily. 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. McBrayer, 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. 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# 24-000345: 502 N Willis St. (WESTWOOD PLAZA, BLOCK 1, LOT 101 REPLAT, ACRES 1.0553, TAYLOR COUNTY, TEXAS), Owner: Advance Capital Commercial 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)
- 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. Mr. Sam Li and Mr. Miguel Arago spoke in tandem. Mr. Li stated that the condemnation was not disclosed when he bought the building. He stated that he wants to repair and utilize the building. Mr. Arago is his general contractor and he stated that they are working with an architect to determine the best plan of action. He stated that they may ask to put up a wall between the single story section of the building and the six story section. He stated that they would want to rent out the single story to begin use prior to

completing the taller structure. He stated that they are aware that there are hazards that need to be addressed immediately and that he and Mr. Li will be assess that today. He requested more time to complete a cost analysis and present it to the city. Ms. Messer then asked Mr. Li to provide his full name and he stated Quin Chin Liu (possibly misspelled). There being no additional speakers, Mr. Beard closed the public hearing.

The Board discussed modifying the staff recommendations to accommodate the request for more time.

Mr. Dugger made a motion that the owner is ordered to repair as follows: 30 days to install/repair weather protection and protection from falling debris including securing loose items to prevent their separation from the structure; and if that is done, 30 days to provide a contractor's opinion of cost and obtain all permits; and if that is done, 30 days to obtain rough-in inspections; and if that is done, all final inspections shall be completed by the expiration of all permits. 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

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 10:22 a.m.

X

Approved, Chairman

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:6/5/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 23-001799: 1817 N 10th St. (LAKESIDE ADDN, BLOCK 3, LOT W51 E 122 LTS 1&2, TAYLOR COUNTY, TEXAS), Owner: Ntibashirinzigo, Methoucela**

GENERAL INFORMATION

Owner: Ntibashirinzigo Methoucela, Natanael, Dunia
Sq Ft: 1,416
Structural: OK
Foundation: OK
Value: $63,570
Total Value: $66,909
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

December 19, 2019 – Current owner's acquired property with vendor's lien.
February 4, 2021 – Property owner failed to mow property after notifications sent. Property had to be mowed by city contractor.
July 1, 2021 – Property again had to be mowed by city contractor.
November 1, 2021 – Case opened for vacant, unsecured, dilapidated structure.
January 28, 2022 – Found hazardous electrical inside property and active power. Notified AEP of hazardous conditions and had power to structure removed. Sent notice of dilapidated structure to owner.
February 25, 2022 – Met with property owner. He said he would check with his contractors to see if they could start working on the house repairs this week.
March 9, 2022 – Phone call from property owner to inform me they would start work on the house in June.

June 9, 2022 – Inspected property, found it to be completely unsecured, trashed, full of graffiti, and had large openings in the floor. No permit had been applied for to indicate start of work.
June 10, 2022 – Spoke to representative for lienholder/Group of Thirty-Three's to inquire about getting house secured and repaired.
July 8, 2022 – Found property to be unsecured.
August 12, 2022 – Rep from Group of Thirty-Three's told me that the house should be under renovation in the next couple of weeks.
August 31, 2022 – Rep from Group of Thirty-Three's told me property may be sold soon. If it doesn't sell Group of Thirty-Three's will repair it. Windows were replaced without permit.
May 24, 2023 – Property was condemned. Affidavit of condemnation was filed at county clerk.
June 1, 2023 – Notice of condemnation and 30-60 sent to property owner.
October 9, 2023 – Owner submitted an incomplete plan of action. Owner was informed what was still required.
December 5, 2023 – Electrical permit issued.
December 19, 2023 – Phone call from lienholder informing of new point of contact and mailing address. Sent condemnation notices by email to them. They said they would assist owner in preparing plan of action in preparation for hearing.
January 3, 2024 – Board ordered 30-60, owner was in attendance at hearing.
January 5, 2024 – Property had to be mowed by city contractor.
March 4, 2024 – Owner delivered plan of action. Contacted owner to make corrections, also reached out to plumber listed on plan of action to try to obtain a proper estimate on company letterhead. No response from owner or plumber.
April 5, 2024 – Reached out to lienholder to let them know we have not been able to approve owner's plan of action because it is incomplete and we have not heard back from owner.
April 10, 2024 – Made contact with property owner. I let him know what the city is waiting on to complete the plan of action and issue a permit.
May 7, 2024 – Sent notice of June hearing to owners' and lienholder and posted notice of hearing on structure.
May 21, 2024 – Inspected property. Found structure to be unsecured. The grounds are not being maintained. The city has still not received a corrected plan of action.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 June 5, 2024.

ATTACHMENTS:

1.	20240605_Slides Intro	20240605_Slides Intro.pptx
2.	20240605_23-001799_1817 N. 10th St	20240605_23-001799_1817 N. 10th St.pptx

BOARD OF BUILDING STANDARDS

June 5, 2024

CITY OF ABILENE TEXAS

PUBLIC NOTICE – June 5, 2024 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, June 5, 2024 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 1817 N. 10th St. Abilene, TX 79603, 850 Vine St. Abilene, TX 79602, 1413 Delano St. Abilene, TX 79601, 1317 Walnut St. Abilene, TX 79601, 450 Peach St. Abilene, TX 79602, 1825 Jefferies St. Abilene, TX 79603, and 1126 Kirkwood St. Abilene, TX 79603. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.

Case #23-001799

1817 N. 10th 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 w/Vendor's Lien naming **Ntibashirinzigo Methoucela and Natanael Dunia** as owner.

- **TAYLOR COUNTY** – Shows previous owner, **Bell Floranne J C/O Ntibashirinzigo Methoucela** 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, 2021

- Search reveals **Ntibashirinzigo Methoucela and Natanael Dunia** to be the owner.

Public Notice

Front North Side

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

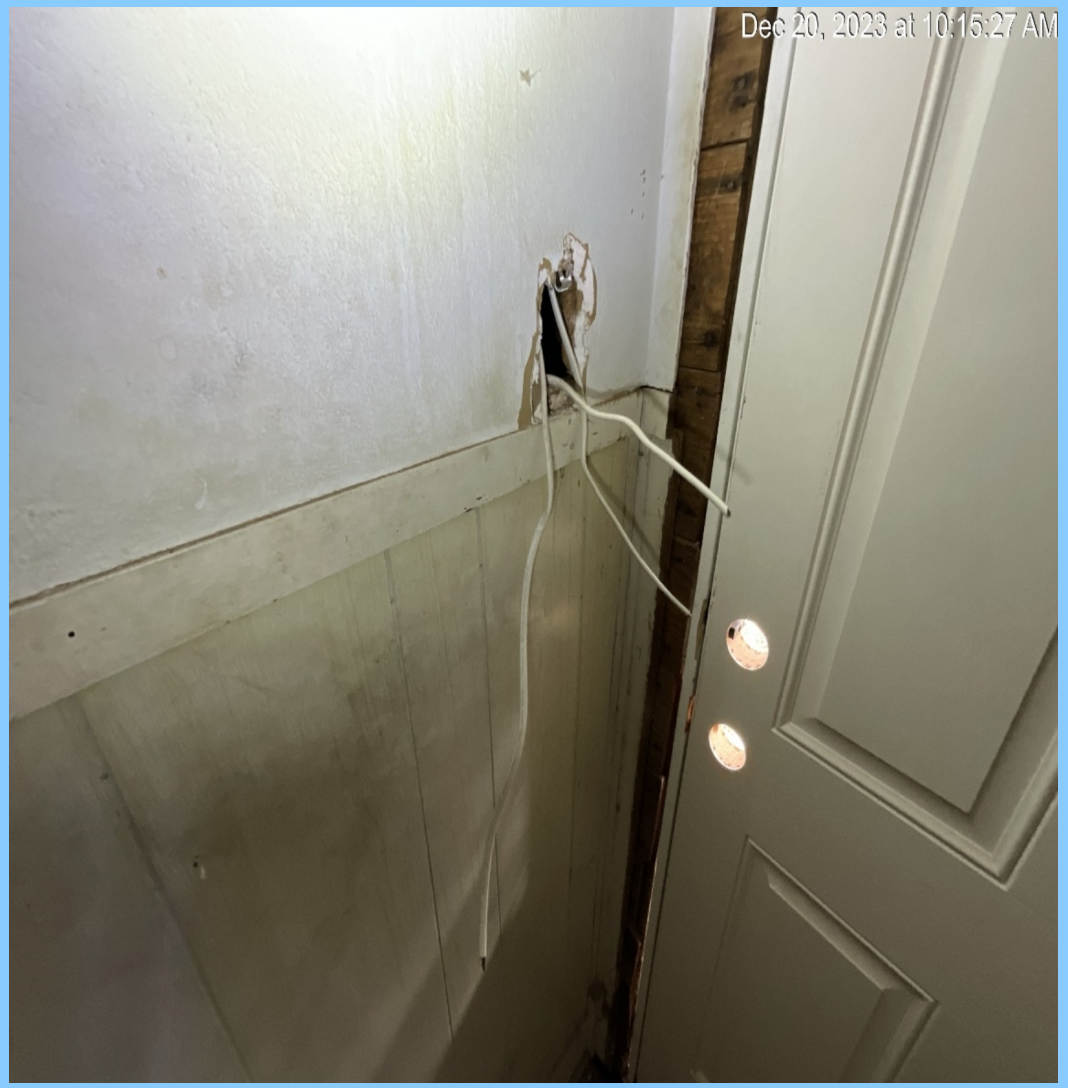
Electrical Hazard/Faulty Weather Protection

Interior Dilapidation

Inadequate Sanitation/Hazardous Plumbing

Electrical Hazards

Electrical Hazards



Interior Vandalism

Timeline of Events

- **November 1, 2021 –** Case opened for vacant, unsecured, dilapidated structure.
- **January 28, 2022** – Found active power and hazardous electrical at property.
- **February 25, 2022** – Met with property owner. He said he would check with his contractors to see if they could start working on the house repairs this week.
- **March 9, 2022** – Phone call from property owner to inform me they would start work on the house in June.
- **June 9, 2022** – Inspected property, found it to be completely unsecured, trashed, full of graffiti, and had large openings in the floor. No permit had been applied for.
- **June 10, 2022** – Spoke to representative from Group of Thirty-Three's to inquire about getting house secured and repaired.
- **July 8, 2022** – Found property to be unsecured.

Timeline of Events

- **August 12, 2022** – Rep from Group of Thirty-Three's told me that the house should be under renovation in the next couple of weeks.
- **August 31, 2022** – Rep from Group of Thirty-Three's told me property may be sold soon. If it doesn't sell Group of Thirty-Three's will repair it.
- **May 24, 2023** – Property was condemned. Affidavit of condemnation was filed at county clerk.
- **June 1, 2023** – Notice of condemnation and 30-60 sent to property owner.
- **October 9, 2023** – Owner submitted an incomplete plan of action. Owner was informed what was still required.
- **September 21, 2023** – Additional Notice of condemnation and 30-60 sent to both property owners and lienholder (Group of Thirty-Three's)
- **December 19, 2023** – Phone call from lienholder informing of new point of contact and mailing address. Sent condemnation notices by email to them. They said they would assist owner in preparing plan of action in preparation for hearing.

Timeline of Events

- **January 3, 2024 – Board ordered 30-60**, owner was in attendance at hearing.
- **March 4, 2024** – Owner delivered plan of action. Contacted owner to make corrections also reached out to plumber listed on plan of action to try to obtain a proper estimate on company letterhead. No response from owner or plumber.
- **April 5, 2024** – Reached out to lienholder to let them know we have not been able to approve owner's plan of action because it is incomplete and we have not heard back from owner.
- **April 10, 2024** – Made contact with property owner. I let him know what the city is still waiting on to complete the plan of action and issue a permit.
- **May 7, 2024** – Notice of hearing posted on structure.
- **May 8, 2024** – Notice of hearing sent to property owner and lienholder.

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 1817 N. 10th St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:6/5/2024

TO:

FROM:

SUBJECT: **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.**

GENERAL INFORMATION

Owner: Harness, Ronald
Sq Ft: 1,535
Structural: Poor
Foundation: OK
Value: $ 87,666
Total Value: $94,038
Delinquent Tax: $632.93

SPECIAL CONSIDERATIONS

June 29, 2023 – First inspection of property. Found front door open, almost all of the windows were smashed. The ducts for the HVAC system were pulled from the house and put in the alley. The inside of the house was completely wrecked and did not show signs of anyone living at the residence. Water service was recently turned off for non-payment. Gas and electric were still active but electric inside the house was in dangerous condition as well as gas lines and appliances. We attempted to locate the owner but were unsuccessful.
July 5, 2023 – Went back to the property to see if anyone has returned. Property was still unsecured and vacant. Property was condemned. Affidavit of condemnation was recorded at county clerk.
July 11, 2023 – Condemnation notices were sent to the address of record for the property owner.
July 14, 2023 – Property was secured by the city.

August 2, 2023 – Sister of property owner came into City Hall and explained what had happened at the property. She confirmed that all of the damage was caused by the owner-occupant and she had been trying to get him into a long-term care facility due to his mental health. She was explained the condemnation process. She didn't know what the family was going to do with the property but would look into it. She wasn't able to provide a good address for the property owner. Got a good mailing address for the sister and phone number for the owner's sister to keep her updated and send her notices.
August 14, 2023 – City contractor completed clean up abatement of property exterior.
February 12, 2024 – Notice of February hearing sent to property owner's sister and posted on structure. We still do not have a good address for property owner.
March 6, 2024 – Board ordered 30-60. There was no one in attendance to speak to the property.
March 15, 2024 – Received citizen complaint for property being vandalized. Inspected property and found graffiti on all sides of the house. The graffiti suggests that it was done by the property owner.
March 25, 2024 – Spoke to sister of property owner. She does not think the owner has the ability to repair or sell the property. She said we could continue to send her notices and she would give them to her brother.
May 7, 2024 – Notice of hearing was posted on structure.
May 8, 2024 – Board hearing notice sent to sister of property owner.
May 13, 2024 – Received a call from owner's sister to confirming that the property owner has passed away. Owner died in an Abilene motel fire on May 9th. She also let us know the owner has two estranged sons. She asked for a week to see if the family was going to attempt to do anything with the property.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 June 5, 2024.

ATTACHMENTS:

1. 20240605_23-002935_850 Vine St 20240605_23-002935_850 Vine St.pptx

Case #23-002935

850 Vine 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 **Ronald C. Harness** as owner

- **TAYLOR COUNTY** – Shows **Ronald C. Harness** to be the owner.

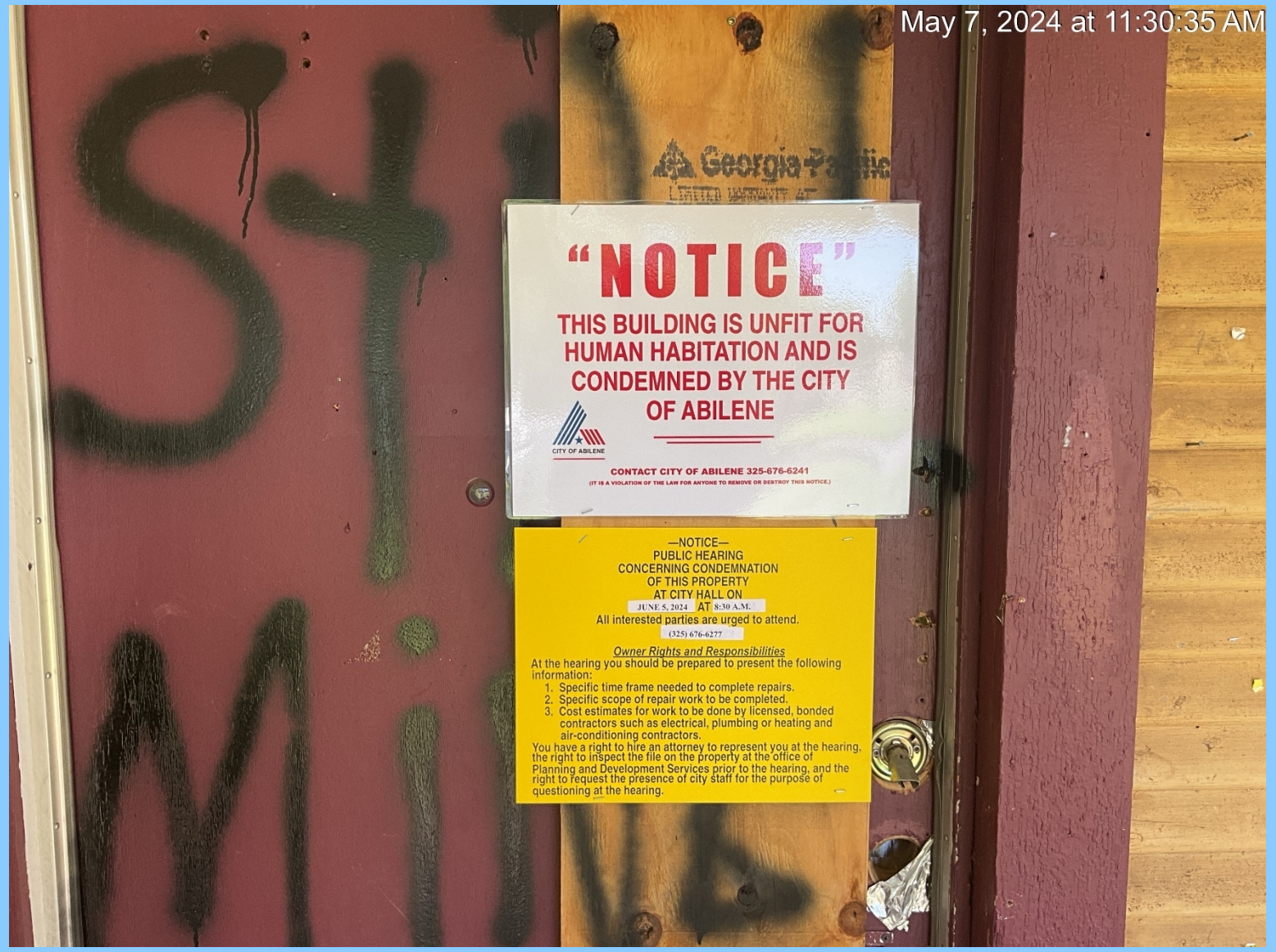
- **SECRETARY OF STATE** – Shows no entity under this name.

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

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

- Search reveals **Ronald C. Harness** to be the owner.

Public Notice



Front East Side

Rear West Side

North Side

May 20, 2024 at 1:43:06 PM
HELLO
APD
THANK
YOU·USP
EYE·YOU ALL ARE
Mind
HARNESSED
YOU ALL CAN SEE
MY 2 EYES
NOW

South Side

South Side

Substandard Code Violations

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

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

Dilapidated Substructure

Dilapidated Substructure

Interior Dilapidation

Dilapidation/Fire Hazard

Electrical Hazards

Mechanical Hazards

Mechanical Hazard

Plumbing Hazards

Timeline of Events

- **June 29, 2023 –** First inspection of property. Found front door open, almost all of the windows were smashed. The ducts for the HVAC system were pulled from the house and put in the alley. The inside of the house was completely wrecked and did not show signs of anyone living at the residence. Water service was recently turned off for non-payment. Gas and electric service were still active. We attempted to locate the owner but were unsuccessful.
- **July 5, 2023** – Went back to the property to see if anyone has returned. Property was still unsecured and vacant. Property was condemned. Affidavit of condemnation was recorded at county clerk.
- **July 11, 2023** – Condemnation notices were sent to the address of record for the property owner.
- **July 14, 2023** – Property was secured by the city.
- **August 2, 2023** – Sister of property owner came into City Hall and explained what had happened at the property. She confirmed that all of the damage was caused by the owner-occupant and she had been trying to get him into a long-term care facility due to his mental health. She was explained the condemnation process. She didn't know what the family was going to do with the property. She wasn't able to provide a good address for the property owner. He is likely living out of state. Got a good mailing address for the sister and phone number for the owner's sister to keep her updated and send her notices.
- **August 14, 2023** – City contractor completed clean up abatement of property exterior.
- **February 12, 2024** – Notice of February hearing sent to property owner's sister and posted on structure. We still do not have a good address for property owner.

Timeline of Events

- **March 6, 2024 – Board ordered 30-60.** There was no one in attendance to speak to the property. Board's decision was sent to sister of owner.
- **March 15, 2024** – Received citizen complaint for property being vandalized. Inspected property and found graffiti on all sides of the house. The graffiti suggests that it was done by the property owner.
- **March 25, 2024** – Spoke to sister of property owner. She does not think the owner has the ability to repair or sell the property. She said we could continue to send her notices and she would give them to her brother.
- **May 7, 2024** – Notice of hearing was posted on structure.
- **May 8, 2024** – Board hearing notice sent to sister of property owner.
- **May 13, 2024** – Received a call from owner's sister to confirming that the property owner has passed away. Owner died in an Abilene motel fire on May 9th. She also let us know the owner has two estranged sons. She asked for a week to see if the family was going to attempt to do anything with the property.

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 850 Vine St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:6/5/2024

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: Incomplete
Foundation: Unknown
Value: $
Total Value: $
Delinquent Tax: $33.53

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.
June 29, 2023 – 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.**
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.
September 18, 2023 – Permit applied for.
September 19, 2023 – Planning & Zoning requirements were explained to the property owner. Permit was denied until 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 – **Property owner said he was going to hire a surveyor to see if he will be able to meet set back requirements.**
December 18, 2023 – Property 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 31, 2024 – Property owner and translator came into city hall to discuss requirements for permit.
February 23, 2024 – Provided list of requirements for permit by email to the friend/translator of the property owner.
April 3, 2024 – Board ordered case tabled.
April 12, 2024 – Owner came into city hall and met with Planning & Zoning. A Mylar copy of the plat was turned in, and filing fee.
April 18, 2024 – The plat was recorded at the county clerk. The plat review is still in process. Still do not know if the structure meets set back requirements. Surveyor was supposed to have been hired by property owner in October 2023.
April 25, 2024 – Plat review expired without being completed.
May 1, 2024 – Foundation inspection completed by engineer.
May 3, 2024 – Owner turned in survey that showed he was not in compliance with setback on one side. Owner said he will either partially demo to be in compliance or he said he has the capability to move structure to be in compliance.
May 7, 2024 – Notice of June hearing posted at property.
May 8, 2024 – Notice of June hearing sent to property owner.
May 20, 2024 – No indication property has been brought into compliance with set-back. Plat review is still not complete. No plan of action has been submitted.

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 June 5, 2024.

ATTACHMENTS:

1. 20240605_23-004765_1413 Delano St 20240605_23-004765_1413 Delano St.pptx

Case #23-004765

1413 Delano St.

(Case was tabled at April hearing)

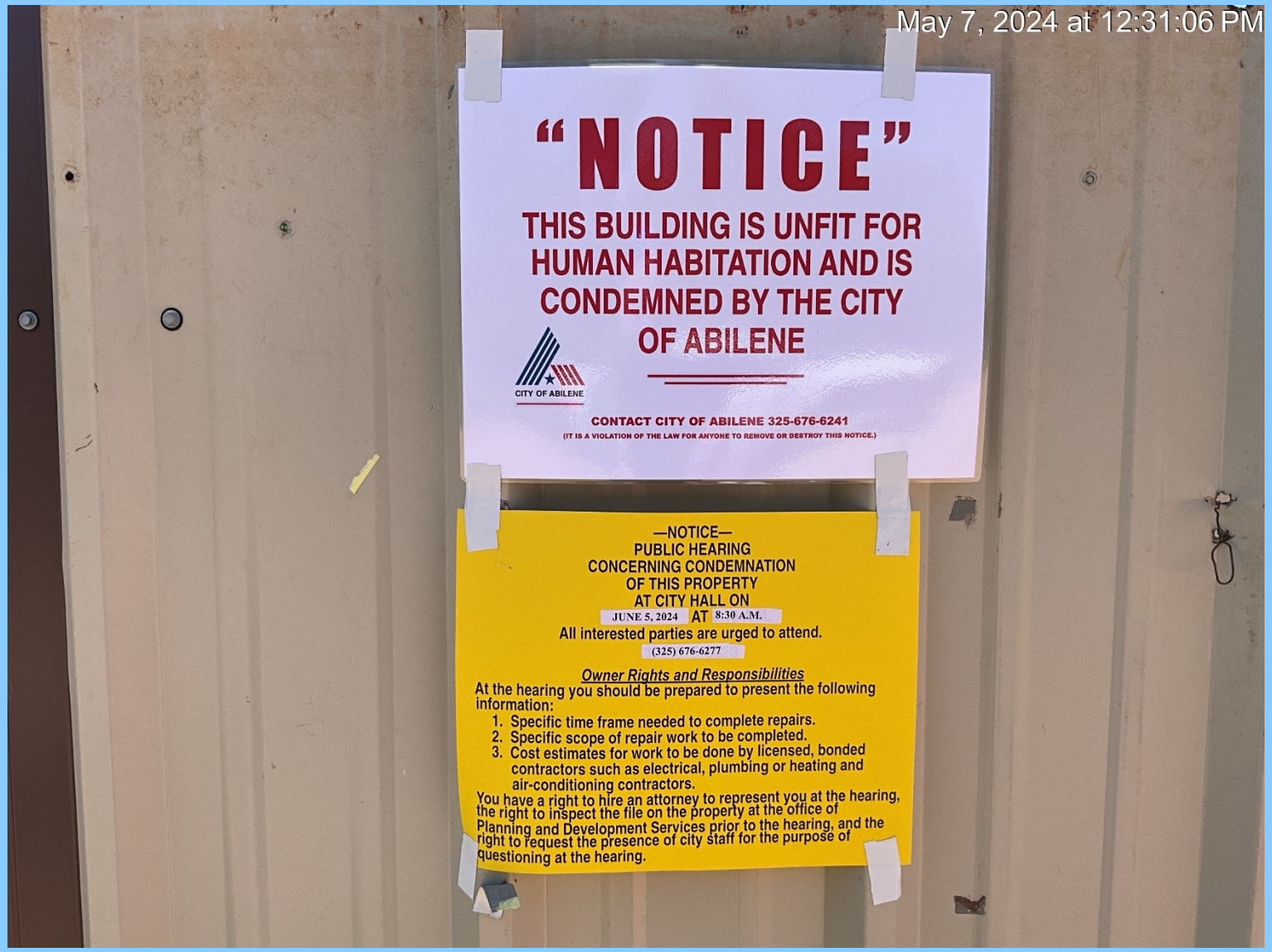
CITY OF ABILENE TEXAS

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



Front North Side

East Side

West Side

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

Initial Inspection May 2, 2023

First Notice to Stop Work

Next Inspection on June 29, 2023

Next Inspection on June 29, 2023

Notice to Stop Work (2nd Posting)

Third Inspection July 26, 2023

September 14, 2023 – Additional Work Completed

December 20, 2023

March 25, 2024

May 23, 2024

Timeline of Events

- **May 2, 2023 –** Stop Work order sticker notices placed on the property fence due to new construction taking place without a permit.
- **June 29, 2023** – 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.**
- **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.
- **September 18, 2023** – Permit applied for.
- **September 19, 2023** – Planning & Zoning requirements were explained to the property owner. Permit was denied until 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.

Timeline of Events

- **October 18, 2023 – Property owner said he was going to hire a surveyor to see if he will be able to meet set back requirements.**
- **December 18, 2023** – Property 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 31, 2024** – Property owner and translator came into city hall to discuss requirements for permit.
- **February 23, 2024** – Provided list of requirements for permit by email to the friend/translator of the property owner.
- **April 3, 2024 – Board ordered case tabled.**
- **April 12, 2024** – Owner came into city hall and met with Planning & Zoning. A Mylar copy of the plat was turned in as well as filing fee.

Timeline of Events

- **April 18, 2024** – The plat was recorded at the county clerk. The plat review is still in process. Still do not know if the structure meets set back requirements. Surveyor was supposed to have been hired by property owner in October 2023.
- **April 25, 2024** – Plat review expired without being completed.
- **May 1, 2024** – Foundation inspection completed by engineer.
- **May 3, 2024** – Owner turned in survey that showed he was not in compliance with setback on one side. Owner said he will either partially demo to be in compliance or he said he has the capability to move structure to be in compliance.
- **May 7, 2024** – Notice of June hearing posted at property.
- **May 8, 2024** – Notice of June hearing sent to property owner.
- **May 20, 2024** – No indication property has been brought into compliance with set-back. Plat review is expired/not complete. No plan of action has been submitted.

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 1413 Delano St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:6/5/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-000061: 1317 Walnut St. (3 201 MC NAIRY 2-B OT ABL, TAYLOR COUNTY, TEXAS), Owner: Badgett, Jimmie Leon & Charlotte Ann AS TR FOR BADGETT LIVING TRUST**

GENERAL INFORMATION

Owner: Badgett Living Trust
Sq Ft: 364
Structural: Poor
Foundation: Unknown
Value: $6,481
Total Value: $8,794
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

January 27, 2022 – Case opened for unsecured, dilapidated structure that is being inhabited by vagrants.
February 2022 – Dilapidated structure notices were sent to owner.
March 11, 2022 – Owner requested municipal court hearing.
April 6, 2022 – Spoke to owner, got permission to enter and take photos so I could inform owner of condition of interior. Owner was willing to do whatever the city required. He explained he was interested in trying to get the house on the historic registry. Gave him contact info for Planning & Zoning.
April 7, 2022 – Inspected property. Found vagrants staying inside. After vagrants, left went inside to get photos and make sure no hazards were present. Found burn markings on the floor from cigarettes. Secured door and emailed photos to owner.
August 3, 2022 – verified nothing in work to get property registered as historic.

December 9, 2022 – Municipal court trial – judge left it to myself and the owners get property repaired or demolished. At the end of the hearing I let owner know where to go at city hall to inquire about getting the house designated as historic.
December 30, 2022 – Discovered owner never met with Planning and Zoning as they said they would.
January 20, 2023 – Received email from owner stating he was obtaining demo quotes.
May 22, 2023 – Received email from owner's daughter stating they have hired a company to do foundation repairs and they work would let me know if a couple weeks when work would start.
May 24, 2023 – Received start date for foundation work for July 17, 2023
July 2023 – Foundation work underway. No permit applied for. Had contractor pull permit.
August 24, 2023 – Foundation completed. Property again unsecured.
January 11, 2024 – No further repairs completed. No contact from owner. Property was condemned.
January 22, 2024 – Notice of condemnation and 30-60 sent to property owner.
January 31, 2024 – Spoke to owner by phone, explained to him why the property was condemned and next steps.
March 6, 2024 – Received plan of action from owner's daughter. Plan of action was denied due to owner wanting to demo existing structure and rebuild residence on lot zoned Heavy Commercial.
March 14, 2024 – Owner's daughter was informed in writing why plan of action was not approved.
May 7, 2024 – Notice of June hearing posted on structure.
May 8, 2024 – Notice of June 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 June 5, 2024.

ATTACHMENTS:

1. 20240605_24-000061_1317 Walnut St 20240605_24-000061_1317 Walnut St.pptx

Case #24-000061

1317 Walnut 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 **Badgett Living Trust** as owner

- **TAYLOR COUNTY** – Shows **Badgett, Jimmy Leon & Charolette Ann as TR for Badgett Living Trust** to be the owner.

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

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since October 1, 2008

- Search reveals **Badgett Living Trust** to be the owner.

Public Notice

Front West Side

Rear East Side

North Side

South Side

Substandard Code Violations

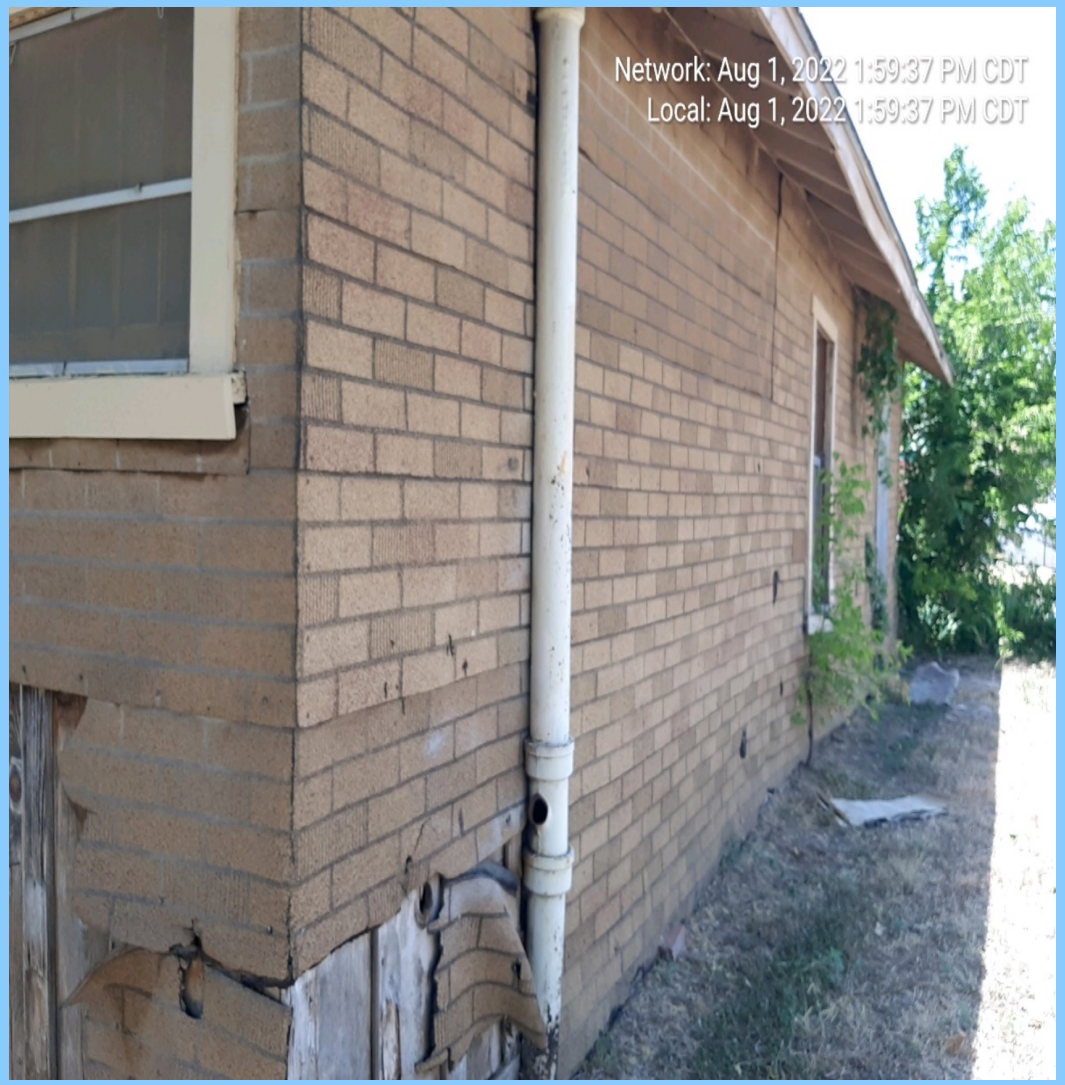
PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15 THE FOLLOWING CONDITIONS EXIST:

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

Exterior Dilapidation

Exterior Dilapidation

Exterior Dilapidation

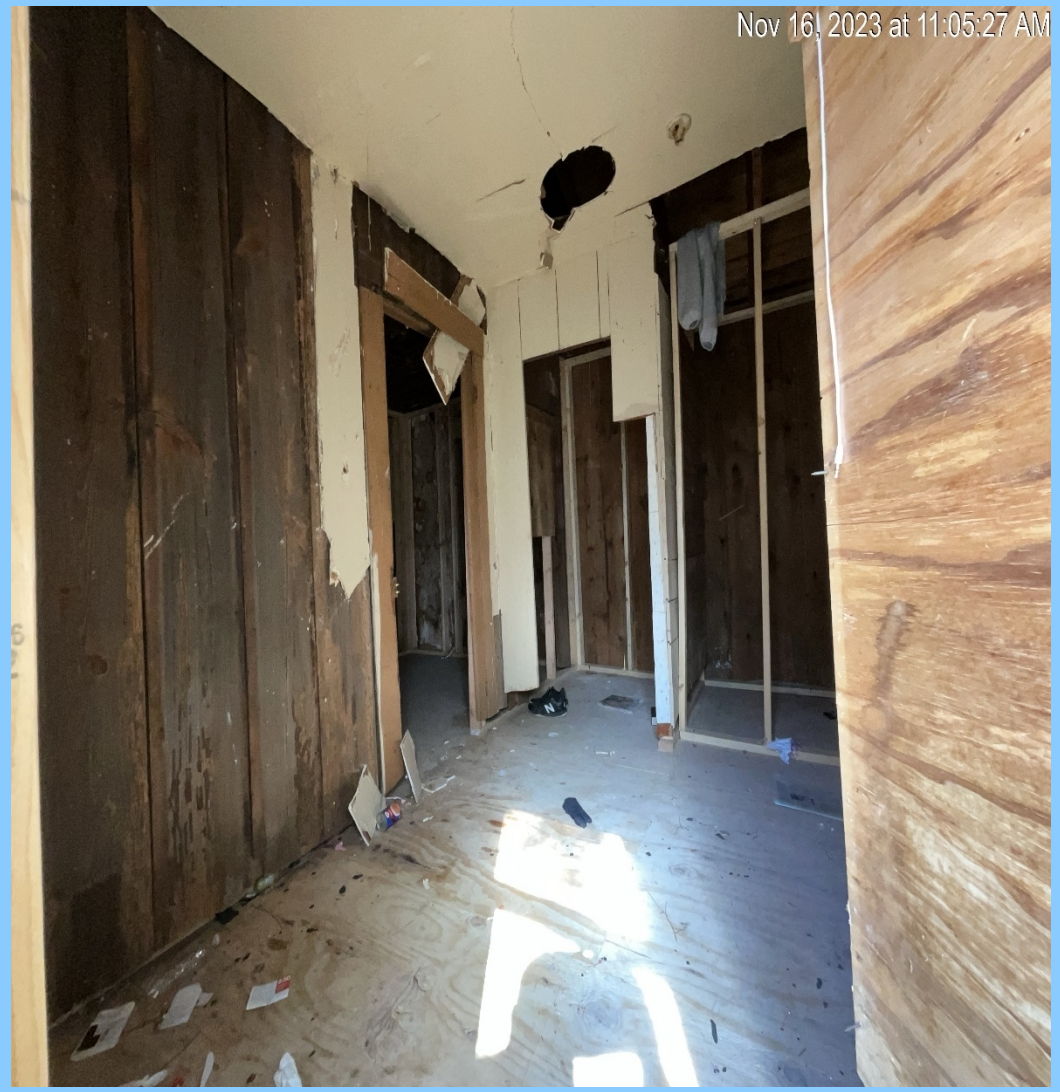


Nuisance/Fire hazard/Interior Dilapidation

Interior Dilapidation

Inadequate Sanitation

Current Interior Conditions



Timeline of Events

- **January 27, 2022 –** Case opened for unsecured, dilapidated structure that is being inhabited by vagrants.
- **February 2022** – Dilapidated structure notices were sent to owner.
- **March 11, 2022** – Owner requested municipal court hearing.
- **April 6, 2022** – Spoke to owner, got permission to enter and take photos so I could inform owner of condition of interior. Owner was willing to do whatever the city required. He explained he was interested in trying to get the house on the historic registry. Gave him contact info for Planning & Zoning.
- **April 7, 2022** – Inspected property. Found vagrants staying inside. After vagrants left went inside to get photos and make sure no hazards were present. Found burn markings on the floor from cigarettes. Secured door and emailed photos to owner.
- **August 3, 2022** – verified nothing in work to get property registered as historic.
- **December 9, 2022** – Municipal court trial – judge left it to myself and the owners get property repaired or demolished. At the end of the hearing I let owner know where to go at city hall to inquire about getting the house designated as historic.
- **December 30, 2022** – Discovered owner never met with Planning and Zoning as they said they would.
- **January 20, 2023** – Received email from owner stating he was obtaining demo quotes.
- **May 22, 2023** – Received email from owner's daughter stating they have hired a company to do foundation repairs and they would let me know in a couple weeks when work would start.

Timeline of Events

- **May 24, 2023** – Received start date for foundation work for July 2023
- **July 2023** – Foundation work underway. No permit applied for. Had contractor pull permit.
- **August 24, 2023** – Foundation completed. Property again unsecured.
- **January 11, 2024** – No further repairs completed. No contact from owner. Property was condemned.
- **January 22, 2024** – Notice of condemnation and 30-60 sent to property owner.
- **January 31, 2024** – Spoke to owner by phone, explained to him why the property was condemned and next steps.
- **March 6, 2024** – Received plan of action from owner's daughter. Plan of action was denied due to owner wanting to demo existing structure and rebuild residence on lot zoned Heavy Commercial.
- **March 14, 2024** – Owner's daughter was informed in writing why plan of action was not approved.
- **May 7, 2024** – Notice of June hearing posted on structure.
- **May 8, 2024** – Notice of June 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 1317 Walnut St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:6/5/2024

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.

May 1, 2024 – Board hearing - case tabled until next hearing so owners could obtain cost estimate for repairs to see if it is feasible for them to repair.
May 7, 2024 – Notice of June hearing posted on structure.
May 8, 2024 – Notice of June hearing sent to property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 June 5, 2024.

ATTACHMENTS:

1. 20240605_24-000346_450 Peach St 20240605_24-000346_450 Peach St.pptx

Case #24-000346

450 Peach St.

(Case was tabled at previous hearing)

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.

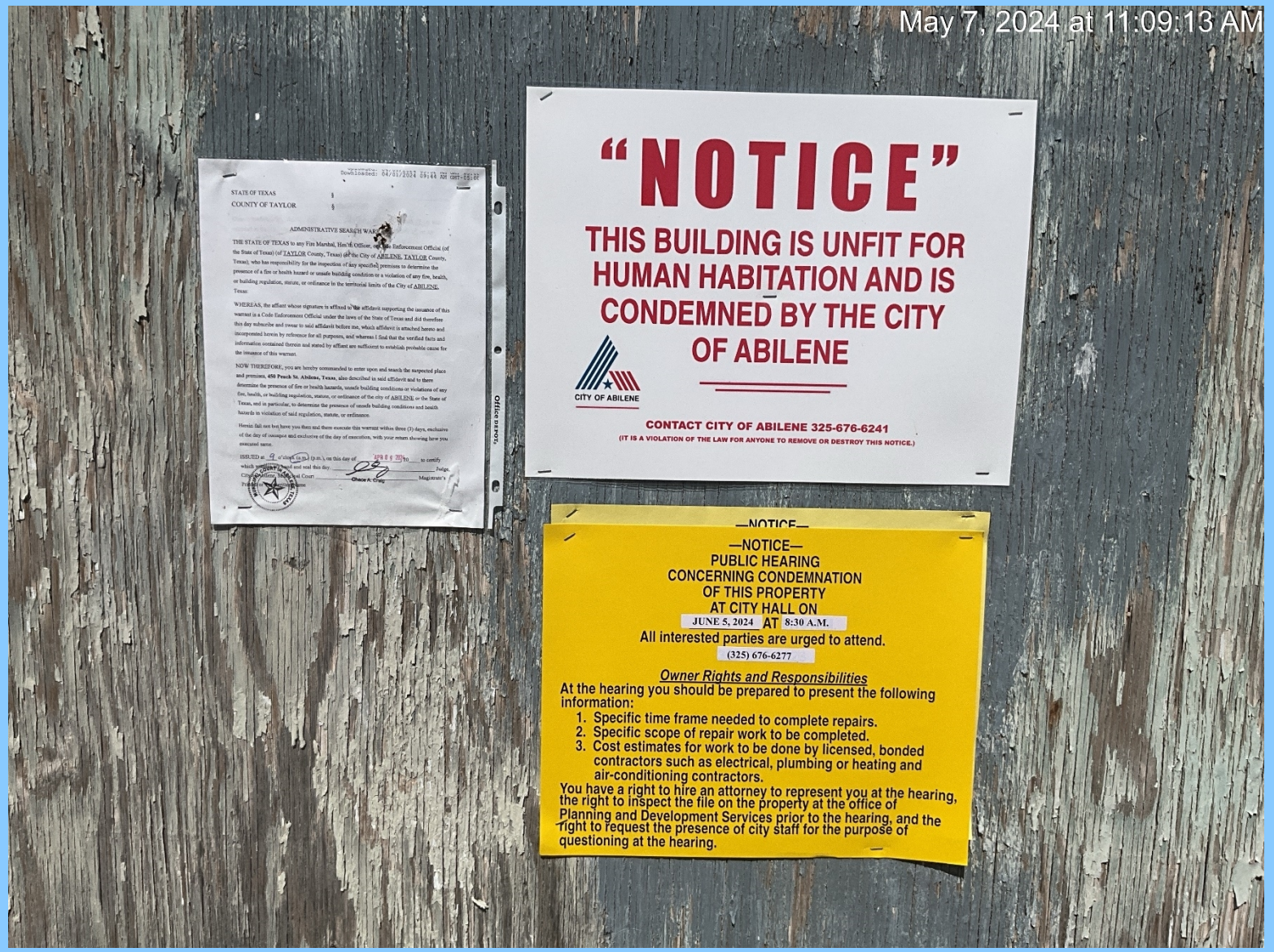
- **SECRETARY OF STATE** – Lists registered agent to which notices have been sent

- **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

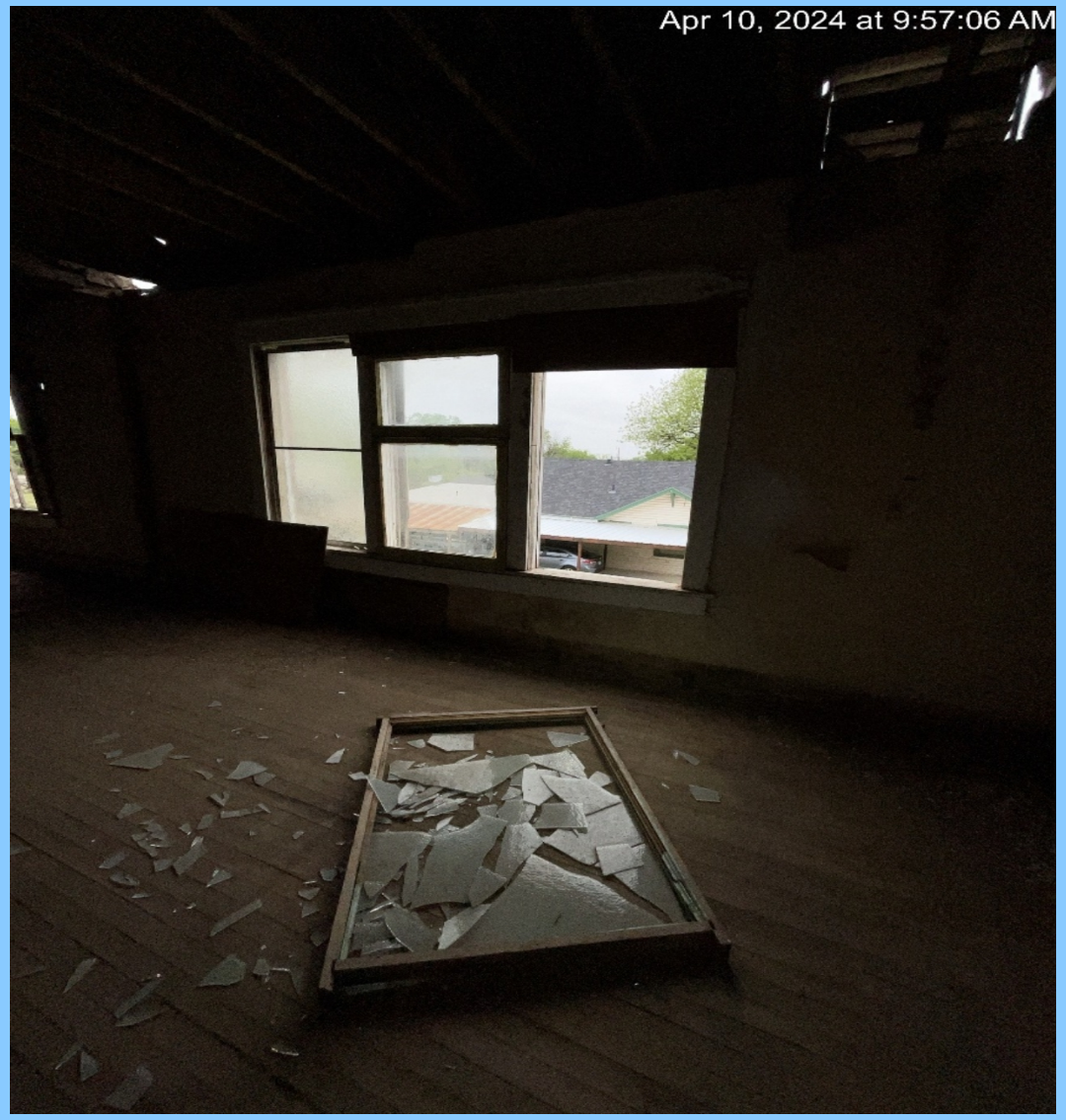
Exterior Dilapidation

Structural Hazards

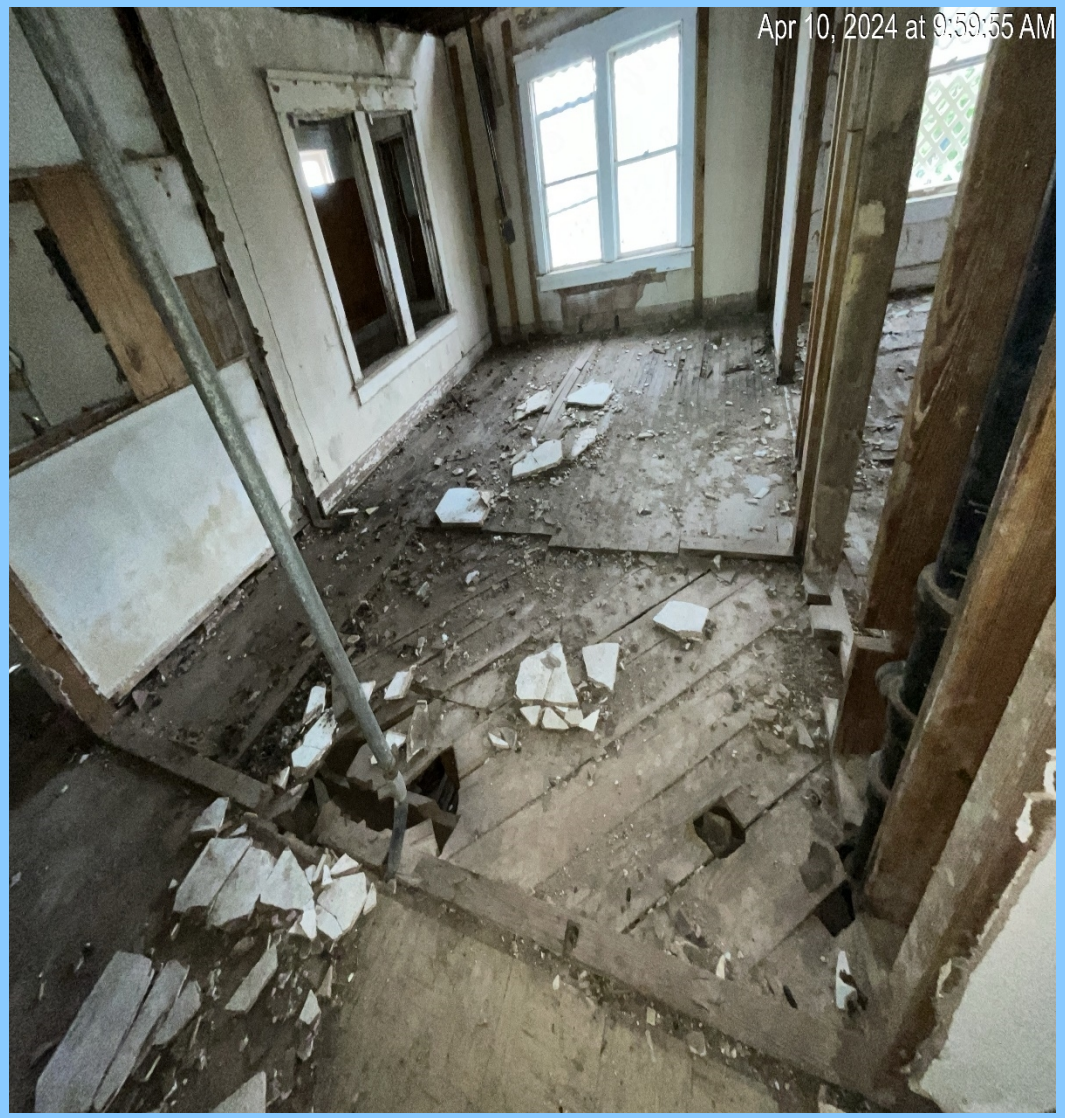
All interior photos were taken on the second floor

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 was 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.
- **May 1, 2024** – Board hearing - case tabled until next hearing so owners could obtain cost estimate for repairs to see if it is feasible for them to repair.
- **May 7, 2024** – Notice of June hearing posted on structure.
- **May 8, 2024** – Notice of June 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 450 Peach St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:6/5/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-001138: 1825 Jefferies St. (NORTH PARK ADDN OF JEFFERIES, BLOCK 26, LOT W75 E575 S150 N280, TAYLOR COUNTY, TEXAS), Owner: Legacy Dwelling LLC, Shaver, Guy and Karen**

GENERAL INFORMATION

Owner: Shaver, Guy and Karen
Sq Ft: 1,200
Structural: Poor
Foundation: Unknown
Value: $38,383
Total Value: $39,508
Delinquent Tax: $888.53

SPECIAL CONSIDERATIONS

November 29, 2023 – Notified by Code Enforcement that the structure had a large hole in the side, a dilapidated case was opened. Inspected and found no water or gas to the residence. Tenant released a large dog on code officers and pepper-spray was used to stop the aggression at the officers. Tenant stated the hole in the house was caused by the dog chewing through. Tenant stated the water was to be turned on soon.
December 5, 2023 – No water or gas, notices sent to owner.
January 31, 2024 – Spoke to owner who stated he believed the property needed to be demolished. He stated the house had squatters in it. He stated that he was going to evict them.

March 27, 2024 – Owner was again advised of the dangers at the home and he stated he would post notice to vacate.
April 12, 2024 – No progress to repair, no permit applied for, and worsening external

conditions. Search warrant executed and found concerning electrical, plumbing, roach infestation, and lack of weather protection. The floor space of the home is smeared with fecal matter. A large dog with puppies was in a crate which had roaches running all around it. The home has numerous holes through the exterior walls. Both toilets in the home contained excrement and had flies all around them. Wiring is exposed in several areas. A 14-year old child was living in the home with the mother and her boyfriend. The tenant advised that they do not use the southernmost room of the home due to prior methamphetamine production in that area. The room is not accessible due to furniture and debris allowing the door to open only about 12 inches. Food containers, fecal matter, and furniture could be seen in that room.
April 15, 2024 – Affidavit of Condemnation recorded at the county clerk. Sent notice of condemnation to owner. This is the 7th condemnation case filed for properties owned by the Shavers.
April 24, 2024 – Notified by Constable that eviction paperwork was filed by Mr. Shaver.
May 20, 2024 – Notified that the Writ of Possession was filed but eviction was not scheduled.
May 23, 2024 – I inspected the property and found no one there. The home was unsecured with debris strewn throughout and a strong odor permeating the house and area. Writ of Possession also not yet scheduled.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 June 5, 2024.

ATTACHMENTS:

1. 20240605_23-001915_1825 Jefferies St 20240605_23-001915_1825 Jefferies St.pptx

Case #24-001138

1825 Jefferies 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 **Legacy Dwelling, LLC** as owner
- **TAYLOR COUNTY** – Shows **Legacy Dwelling, LLC** to be the owner.
- **SECRETARY OF STATE** – Shows Legacy Dwelling, LLC to have forfeited existence. Directors show to have been Guy Shaver and Karen Shaver.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since November 3, 2023
- Search reveals **Legacy Dwelling, LLC (Guy and Karen Shaver)** to be the owners.

Public Notice

Front North Side

Rear South 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:

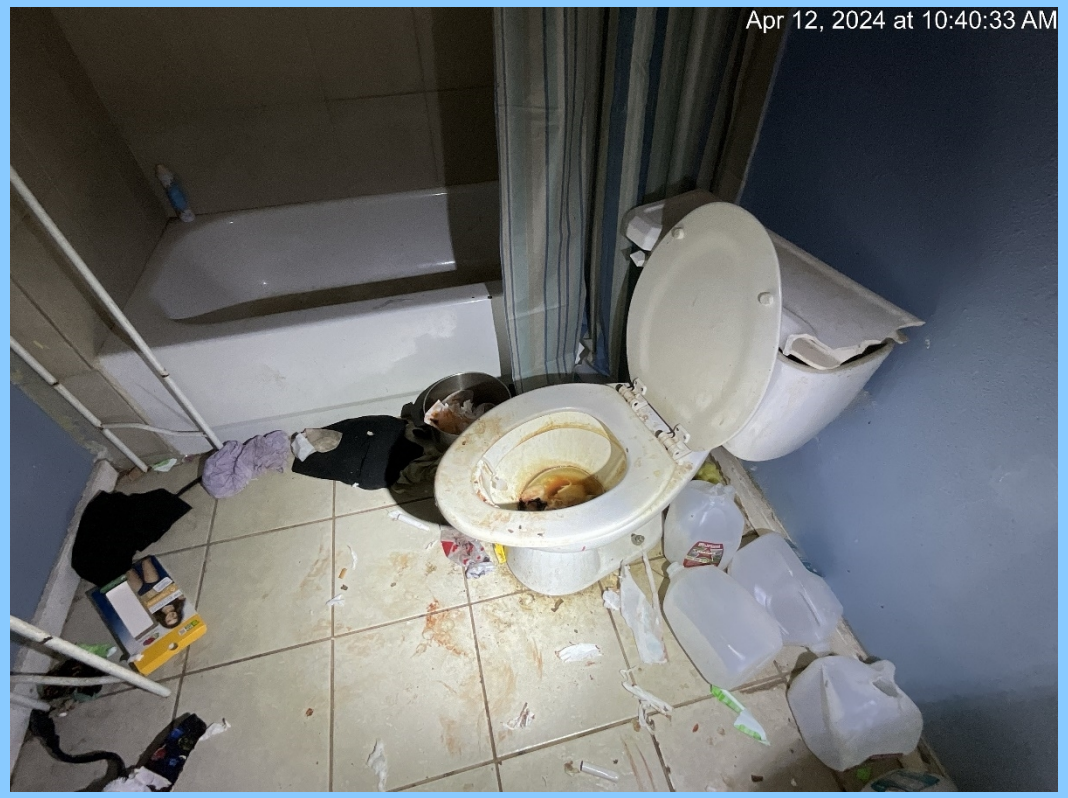
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection,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

Exterior Dilapidation/Faulty Weather Protection

Hazardous Plumbing / Hazardous Mechanical

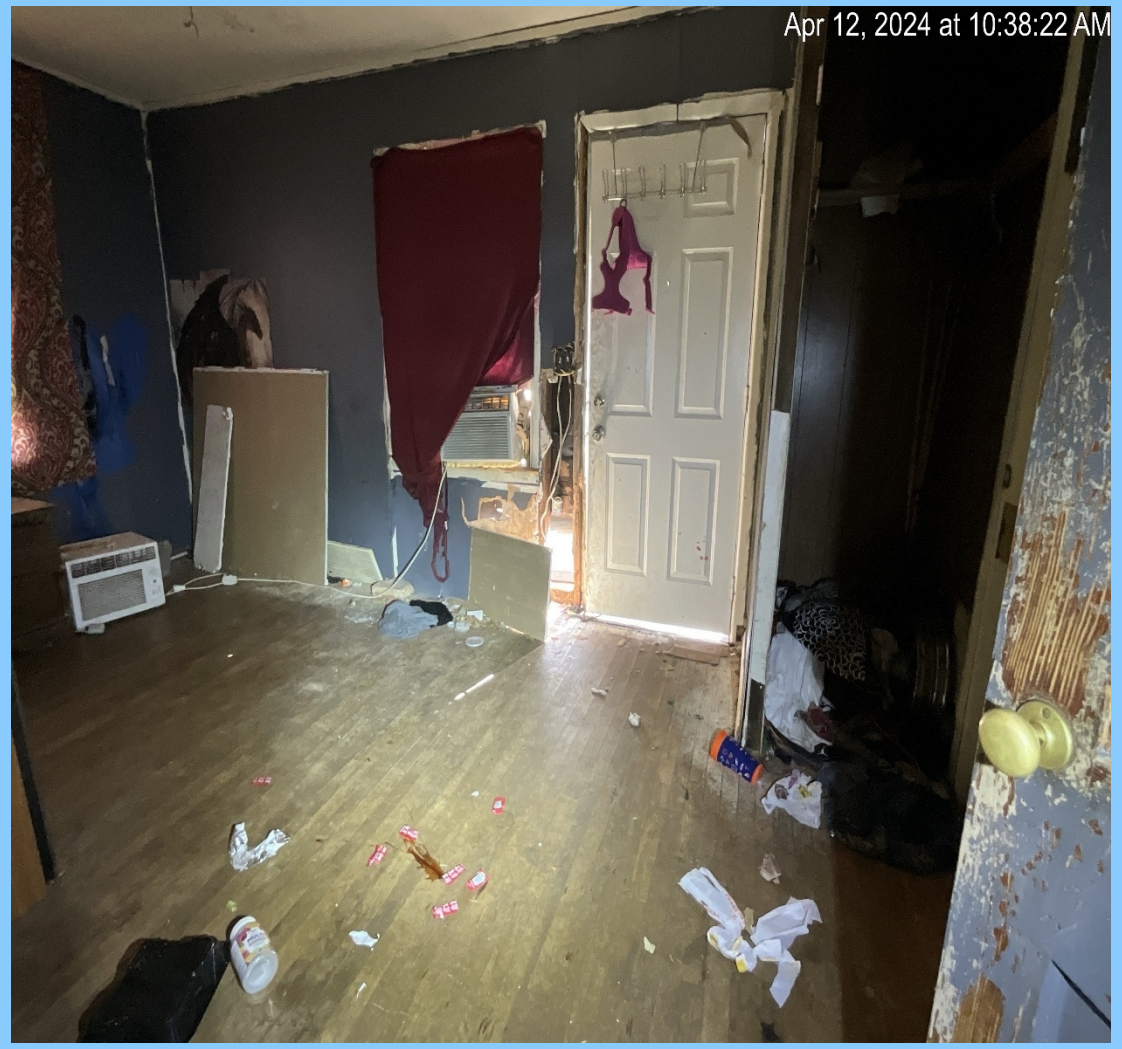
Interior Dilapidation / Inadequate Sanitation

Inadequate Sanitation



Electrical Hazards

Electrical Hazards



Electrical Hazards

Timeline of Events

- **November 29, 2023 –** Notified by Code Enforcement that the structure had a large hole in the side, a dilapidated case was opened. Inspected and found no water or gas to the residence. Tenant released a large dog on code officers and pepper-spray was used to stop the aggression at the officers. Tenant stated the water was to be turned on soon.
- **December 5, 2023 –** No water or gas, notices sent to owner.
- **January 31, 2024 –** Spoke to owner who stated he believed the property needed to be demolished. He stated that he was going to evict them.
- **March 27, 2024** – Owner was again advised of the dangers at the home and he stated he would post notice to vacate.
- **April 12, 2024 –** No progress to repair, no permit applied for, and worsening external conditions. Search warrant executed and found concerning electrical, plumbing, roach infestation, and lack of weather protection. The home has numerous holes through the exterior walls. The tenant advised that they do not use the southernmost room of the home due to prior methamphetamine production in that area.

Timeline of Events

- **April 15, 2024** – Affidavit of Condemnation recorded at the county clerk. Sent notice of condemnation to owner. This is the 7th condemnation case filed for properties owned by the Shavers.
- **April 24, 2024** – Notified by Constable that eviction paperwork was filed by Mr. Shaver.
- **May 20, 2024** – Notified that the Writ of Possession was filed but eviction was not scheduled.
- **May 23, 2024** – I inspected the property and found no one there. The home was unsecured with debris strewn throughout and a strong odor permeating area. Writ of Possession not yet scheduled.

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 1825 Jefferies St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:6/5/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-001139: 1126 Kirkwood St. (LAKESIDE ADDN, BLOCK 29, LOT 6, TAYLOR COUNTY, TEXAS), Owner: Legacy Dwelling LLC, Shaver, Guy and Karen**

GENERAL INFORMATION

Owner: Shaver, Guy and Karen
Sq Ft: 795
Structural: Poor
Foundation: Unknown
Value: $35,228
Total Value: $39,988
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

December 26, 2023 – Tenants moved in under the direction of the owner from recently demolished 1858 Sycamore due to fire damage. Upon receipt of a complaint by tenant of roof damage, an investigation was initiated. Upon inspection, multiple issues were noted, tenants were advised to remove the hoard. Dilapidated case was opened.
December 29, 2023 – Notice of Violation sent to property owner.
January 3, 2024 – Certified mail to the owner was received and card returned to City Hall.
April 9, 2024 – Inspected the property again to find increasing hoard like conditions and worsening dilapidation.
April 10, 2024 – Neighbor came to city hall to advise that he has concerns for the safety of his children due to the condition of the property. He reported that the tenants have short term visitors coming and going at all hours.
April 12, 2024 – No progress to repair, no permit applied for, and worsening external

conditions. Search warrant executed and found concerning electrical, plumbing, and weather protection. Internal conditions of the residence mirrored the conditions found at 1858 Sycamore. The home has exposed and overburdened electrical wiring, falling sheetrock, no running water or heating/cooling, and blocked passageways constituting a fire escape hazard.
April 15, 2024 – Affidavit of Condemnation recorded at the county clerk. Sent notice of condemnation to owner. Electrical service was stopped on an exigent basis due to the concerning conditions at the residence. This is the 8th condemnation case filed for properties owned by the Shavers.
April 24, 2024 – Notified by Constable that eviction paperwork was filed by Mr. Shaver.
May 20, 2024 – Notified that the Writ of Possession was filed but eviction was not scheduled.
May 23, 2024 – I inspected the property and found no one there and no indications of clean up. Writ of Possession also not yet scheduled.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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 June 5, 2024.

ATTACHMENTS:

1. 20240605_23-001915_1126 Kirkwood St 20240605_23-001915_1126 Kirkwood St.pptx

Case #24-001139

1126 Kirkwood St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed Naming **Legacy Dwelling, LLC** as owner
- **TAYLOR COUNTY** – Shows **Legacy Dwelling, LLC** to be the owner.
- **SECRETARY OF STATE** – Shows Legacy Dwelling, LLC to have forfeited existence. Directors show to be Guy Shaver and Karen Shaver.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since June 22, 2023
- Search reveals **Legacy Dwelling, LLC (Guy and Karen Shaver)** to be the owners.

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)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
  - 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 (10) Appliances stored in public view
  - Ch. 19, Sec. 19-15 (16) Indoor furniture stored outside
  - Ch. 19, Sec. 19-15 (20) Vehicles in the yard
- 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)

Nuisance

2024-03-01 10:47:03-06:00
Garrison #1348

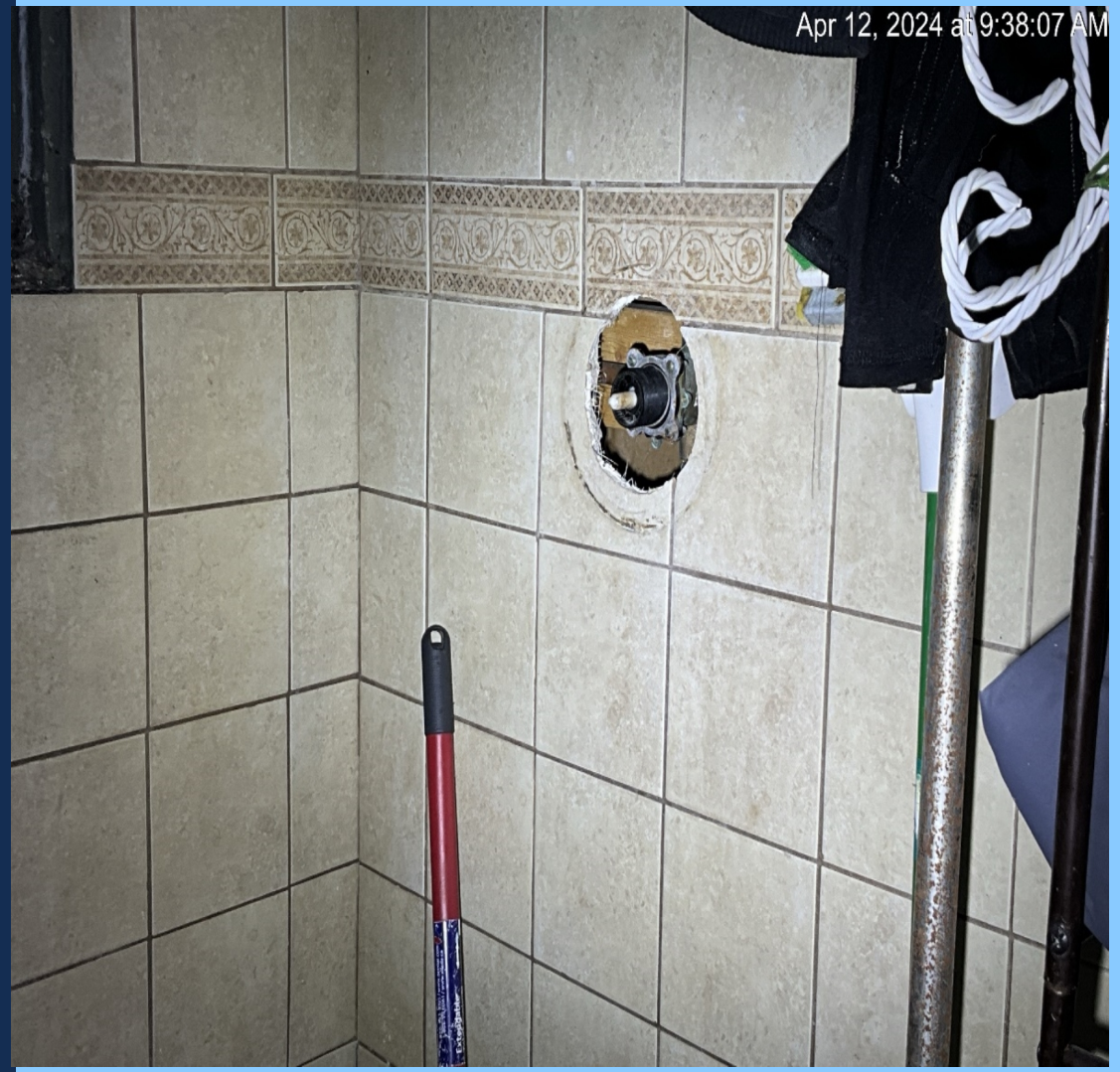
2024-03-01 10:46:30-06:00
Garrison #1348

Nuisance

Interior Dilapidation

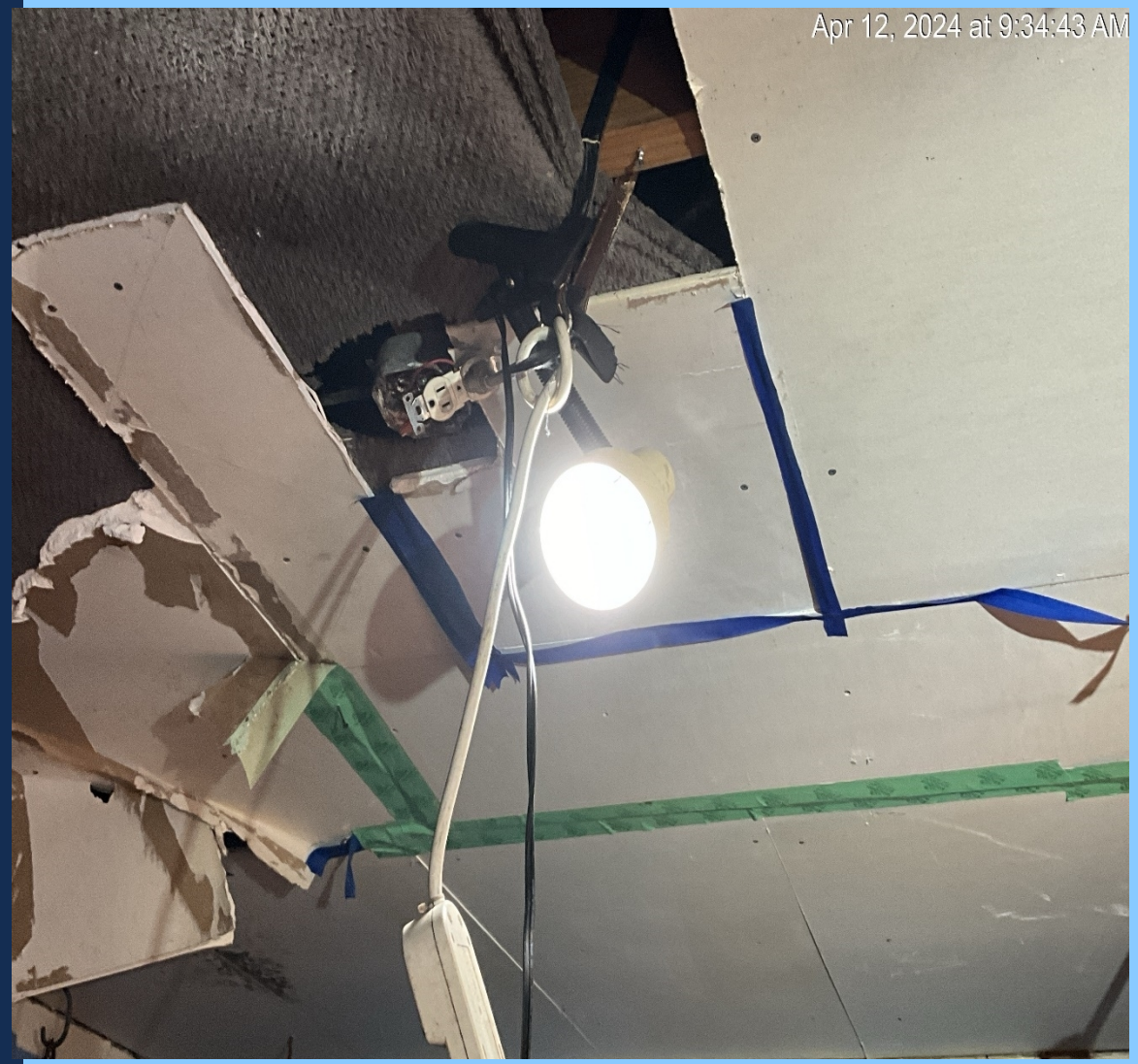
Hazardous Plumbing / Hazardous Mechanical

(Water heater inaccessible/vent blocked)



Inadequate Sanitation

Electrical Hazards



Electrical Hazards

Electrical / Mechanical Hazards

Timeline of Events

- **December 26, 2023 –** Tenants moved in under the direction of the owner from recently demolished 1858 Sycamore due to fire damage. Upon receipt of a complaint by tenant of roof damage, an investigation was initiated. Upon inspection, multiple issues were noted, tenants were advised to remove the hoard. Dilapidated case was opened.
- **December 29, 2023 –** Notice of Violation sent to property owner.
- **April 9, 2024** – Inspected the property again to find increasing hoard like conditions and worsening dilapidation.
- **April 10, 2024 –** Neighbor came to city hall to advise that he has concerns for the safety of his children due to the condition of the property. He reported that the tenants have short term visitors coming and going at all hours.
- **April 12, 2024 –** No progress to repair, no permit applied for, and worsening external conditions. Search warrant executed and found concerning electrical, plumbing, and weather protection. Internal conditions of the residence mirrored the conditions found at 1858 Sycamore.

Timeline of Events

- **April 15, 2024** – Affidavit of Condemnation recorded at the county clerk. Sent notice of condemnation to owner. Electrical service was stopped on an exigent basis due to the concerning conditions at the residence. This is the 8th condemnation case filed for properties owned by the Shavers.
- **April 24, 2024** – Notified by Constable that eviction paperwork was filed by Mr. Shaver.
- **May 20, 2024** – Notified that the Writ of Possession was filed, but eviction was not scheduled.
- **May 23, 2024** – I inspected the property and found no one there and there was no indications of clean up. Writ of Possession also not yet scheduled.

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 1126 Kirkwood St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:6/5/2024

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: