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 September 4, 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 August 7, 2024 Board of Building Standards meeting minutes.

PUBLIC HEARINGS:

STATEMENT OF POLICY

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

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

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

AGENDA ITEMS

A. Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-002791: 4474 La Hacienda Dr. (VAQUERO SUB SEC 2, BLOCK A, LOT 10, ACRES 1.281, TAYLOR COUNTY, TEXAS), Owner: 4474 La Hacienda Trust

B. Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-003173: 625 Mesquite St. (OT ABILENE TIF #1, BLOCK 105, LOT 10, TAYLOR COUNTY, TEXAS), Owner: Lourdes Santa Ana

C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000671: 634 Locust St (OT ABILENE, BLOCK 131, LOT 5, TAYLOR COUNTY, TEXAS), Owner: Monsivaiz, Anna Marie

D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-003112: 258 Sammons St (SCOTT HIGHWAY PLACE, BLOCK 10, LOT N1/2 LT 1, TAYLOR COUNTY, TEXAS), Owner: Campbell, Michael C.

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 #24-000771: 1857 Jeanette St (MEMORIAL PARK, BLOCK 4, LOT D, TAYLOR COUNTY, TEXAS), Owner: Armstrong, Jerold R. & Doris J.

G. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000295: 417 Amarillo St (BOULEVARD PARK, BLOCK 3, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Esparza, Daniel Garcia & Garcia, Daniel Damron Jr

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 for consultation with attorney pursuant to Texas Government Code Section 551.071.

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 30th day of August, 2024, at 9:05 a.m.

_____

Shawna Atkinson, City Secretary

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/4/2024

TO:

FROM:

SUBJECT: **Public hearing and possible approval of August 7, 2024 Board of Building Standards meeting minutes.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Aug 7 2024 BOBS Minutes Aug 7 2024 BOBS Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
August 7, 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. 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. Stephen Garrison, Code Compliance Manager
Mr. Robert Marsh, Property Maintenance Inspector
Mr. Ricky Wright Jr., Property Maintenance Inspector
Ms. Teri Dollar, Property Maintenance Inspector
Ms. Christi Jones, Administrative Assistant

Others Present: Mr. Adolfo Delgadillo (317 Bois D Arc St)
Mr. Rene Delgadillo (317 Bois D Arc St)
Mr. Daniel Flores (1549 Westmoreland St)
Mr. Jim McCathren (502 N Willis St)
Mr. Kevin Batten (1126 Kirkwood St)
Mr. Guy Shaver (1126 Kirkwood St)
Mr. Matthew Muzecherko (502 N Willis St)
Mr. Johnny Martinez (1370 Pecan St)
Mr. Karl Berry (1370 Pecan 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.

Mr. Beard began with calling an Executive Session. The session was held between 8:31 a.m. and 8:55 a.m. He reconvened the public meeting by announcing that no decisions had been made during the Executive Session.

APPROVAL OF MINUTES

The minutes of the last meeting, July 3, 2024, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the minutes.
The motion was seconded by Mr. Turner, motion passed.
AYES: 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# 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. Wright 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. McCathren stated that he is from McCathren Architects. He stated that the project will have to be broken into phases. He stated that they are waiting for asbestos testing and that would take approximately 3 weeks. He speculated that the entire project would take 9 to 12 months. He stated that the glass repair would be approximately $128,000. Mr. Muzecherko stated that he is with Paul Johnson & Associates. He stated that work has been done. Mr. Watson asked for a timeframe on the glass repair. Mr. Muzecherko stated that they are waiting on two more bids for the repair. He stated that once a bid is accepted he believed the glass would take 2 to 3 months to arrive for installation. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Turner read a prior Board order and Mr. Beard agreed that there would need to be an extended timeframe; however, progress needs to move quickly. Mr. Dugger stated that need to stop the falling debris from the building.

Mr. Dugger made a motion that the owner is ordered to repair. 30 days secure the building from falling debris and reach an agreement with the city for a Plan of Action to bring forward at the September Board of Building Standards meeting which was seconded by Mr. Allred, motion passed.
AYES: 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: Calvillo, Adolfo Deladillo

Mr. Wright 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. Delgadillo spoke through interpreter, Mr. Rene Delgadillo. He stated that he needs 3 to 6 months to complete the repairs. There being no 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. Dugger, motion passed.
AYES: Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

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

Mr. Wright 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:

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

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000019: 1549 Westmoreland St. (CRESCENT HEIGHTS, BLOCK P, LOT S20.2 OF 12 & N35.3 OF 13, TAYLOR COUNTY, TEXAS), Owner: Mallon Angelina

Mr. Wright 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)
- 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)

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. Flores spoke and stated that he has lived next to the house for 34 years and it has been vacant for 7 years. He stated that the house is an eyesore. 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. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: Mr. Allred
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 24-000595: 1370 Pecan St. (OT ABILENE BLK 208 JOHN J TOOMBS/RINEY-HAYS, LOT S50 N100 S178 E1/2,2-D, TAYLOR COUNTY, TEXAS), Owner: Martinez Johnny G & Virginia

Mr. Wright 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 Hazards, 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. Martinez and his grandson Mr. Berry stated that they had an agreement with Bin Bros Construction to purchase the property. They requested time for the sale to go through. 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. McNeill, motion passed.
AYES: Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

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

Ms. Dollar 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)
- 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)

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. Shaver stated that the house can be demolished. He stated that he has a bid for plumbing repair for $1400. He stated that he needed someone to explain the process to him. He stated that he has provided a partial plan of action and that he has a potential buyer for the property. 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. Dugger, motion passed.
AYES: 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. Dugger, motion passed.
AYES: Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

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

Ms. Dollar 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)
- 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)

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. Batton stated that he is interested in purchasing the property. He stated that there are title issues with the property. He stated that he would possibly get a restraining order if a demo order is decided on by the Board. He stated that he is attempting to purchase two properties and could have a contract in place today. There being no additional speakers, Mr. Beard closed the public hearing.

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

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

Case for Rehabilitation, Demolition, or Civil penalties - Case# 24-003028: 1526 Victoria St. (A0605 SUR 86 JAMES WARFIELD, TRACT S 108 N 188 E 140, TAYLOR COUNTY, TEXAS), Owner: Jimenez John & Aurora

Ms. Dollar 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 Hazards – Chapter 8, Division 6, Sec 8-554 (2)
- 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. 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. McNeill, motion passed.
AYES: 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. McNeill, motion passed.
AYES: 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 10:30 a.m.

X _____

Approved, Chairman

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/4/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-002791: 4474 La Hacienda Dr. (VAQUERO SUB SEC 2, BLOCK A, LOT 10, ACRES 1.281, TAYLOR COUNTY, TEXAS), Owner: 4474 La Hacienda Trust**

GENERAL INFORMATION

Owner: 4474 La Hacienda Trust
Sq Ft: 8,417.9
Structural: OK
Foundation: OK
Value: $652,220
Total Value: $742,220
Delinquent Tax: $23,253.51

SPECIAL CONSIDERATIONS

May 21, 2020 – **Building Permit issued** for new single family residence.
June 9, 2020 – Plumbing rough-in inspection passed
June 19, 2020 – Building Foundation inspection passed
June 25, 2020 – Electrical grounding under slab rough-in passed
January 28, 2022 – **Building Permit expired.** No further progress on residence
September 29, 2022 – Structure condemned.
October 3, 2022 – Condemnation notices and 30/60 letters sent to property owners.
October 7, 2022 – Received notice to appeal of condemnation.
October 11, 2022 – Notice of Board of Building Standards hearing sent to property owners.
November 2, 2022 – Board voted to uphold condemnation.
March 6, 2023 – Inspected property. Structure is still accessible and incomplete.
April 5, 2023 – **Board issued a 30/60 order.**

May 25, 2023 – No contact from potential buyer. No complete plan of action received. No permit has been applied for.
June 7, 2023 – **Board ordered case tabled until next hearing.**
July 5, 2023 – **Case ordered tabled until next hearing.**
July 6, 2023 – Received redacted sale contract from previous owner's attorney.
August 2, 2023 – **Board ordered case tabled until next hearing.**
September 14, 2023 – Property purchased.
September 29, 2023 – Permit issued under new owner's GC.
January 11, 2024 – In-ground pool permit issued.
January 24, 2024 – Last passed building inspection.
February 20, 2024 – Pool failed electrical inspection. No further pool inspections scheduled. Pool remains incomplete.
July 20, 2024 – Pool permit expired.
July 21, 2024 – Building Permit expired. No contact from owner or GC to explain delay.
August 8, 2024 – Notice of September hearing posted on structure.
August 14, 2024 – Notice of September hearing sent to owner, owner's LLC, and lienholder.
August 20, 2024 – Invoice issued to general contractor to reinstate building permit.
August 23, 2024 – Building permit invoice remains unpaid.
Nine of fifteen building inspections have been completed and passed to date. Only six inspections remain until a certificate of occupancy can be issued and property released from condemnation.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: 30-DAYS TO REINSTATE BUILDING PERMIT, AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY EXPIRATION OF PERMIT

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 4, 2024.

ATTACHMENTS:

1.	20240904_Slides Intro	20240904_Slides Intro.pptx
2.	20240904_22-002791_4474 La Hacienda Dr	20240904_22-002791_4474 La Hacienda Dr.pptx

BOARD OF BUILDING STANDARDS

September 4, 2024

CITY OF ABILENE TEXAS

PUBLIC NOTICE – September 4, 2024 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, September 4, 2024 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 4474 La Hacienda Dr. Abilene, TX 79602, 625 Mesquite St. Abilene, TX 79601, 2970 S. 6th St. Abilene, TX 79605, 417 Amarillo St Abilene, TX 79602, 502 N. Willis St. Abilene, TX 79603, 634 Locust St. Abilene, TX 79602, 1857 Jeanette St. Abilene, TX 79602, and 258 Sammons St. Abilene, TX 79605. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.

Case #22-002791

4474 La Hacienda Dr.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Lists General Warranty Deed with Vendor's Lien naming **4474 La Hacienda Trust** as the owner and Deed of Trust naming Double Backflip LLC
- **TAYLOR COUNTY** – Shows **4474 La Hacienda 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 2021**
- Search reveals **4474 La Hacienda Trust** to be the owner.

Public Notice

Front East Side

Rear West Side

South Side

North Side

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

Current State of the Property

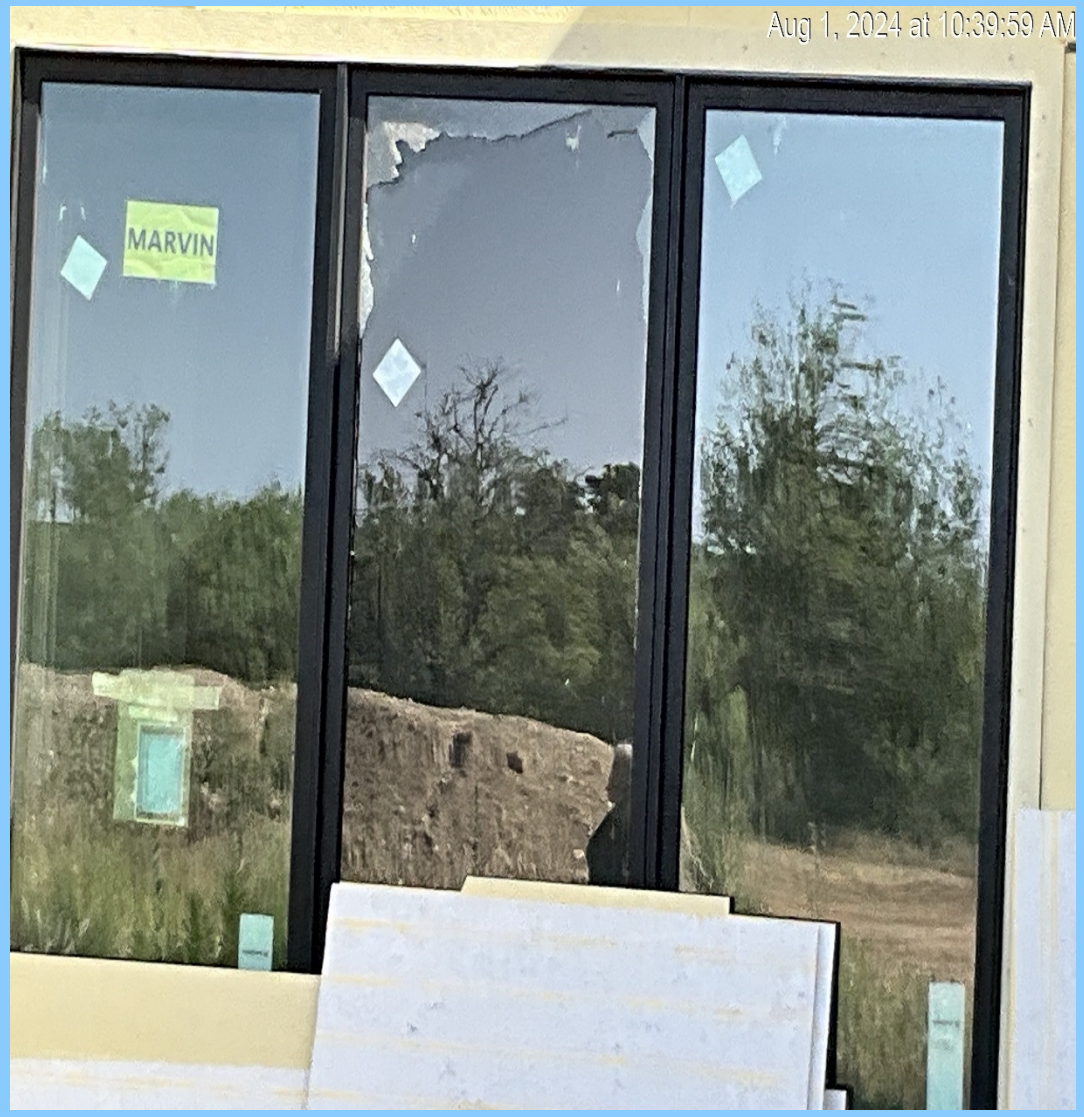
Current State of the Property

Current State of the Structure

Current State of the Structure

Unfinished Electrical

Broken Windows



Incomplete Pool

Timeline of Events

- **May 21, 2020** – Permit issued for new single family residence.
- **June 9, 2020** – Plumbing rough-in inspection passed
- **June 19, 2020** – Building Foundation inspection passed
- **June 25, 2020** – Electrical grounding under slab rough-in passed
- **January 28, 2022** – Permit expired
- **September 29, 2022** – Structure condemned for excessive time with no progress
- **October 3, 2022** – Condemnation notices and 30/60 letters sent to property owners.
- **October 7, 2022** – Received notice of condemnation appeal
- **November 2, 2022** – Board hearing - Board voted to uphold condemnation.
- **March 6, 2023** – Inspected property. Structure is still accessible and incomplete.
- **April 5, 2023** – **Board issued a 30/60 order.**

Timeline of Events

- **June 7, 2023** – **Board ordered case tabled until next hearing.**
- **July 5, 2023** – **Case ordered tabled until next hearing.**
- **July 6, 2023** – Received redacted sale contract from previous owner's attorney.
- **August 2, 2023** – **Board ordered case tabled until next hearing.**
- **September 14, 2023** – Property purchased.
- **September 29, 2023** – Building Permit issued under new owner's GC.
- **January 11, 2024** – In-ground pool permit issued
- **January 24, 2024** – Last passed Building inspection.
- **February 20, 2024** – Pool failed electrical inspection. No further inspections scheduled for pool. Pool is incomplete.
- **July 20, 2024** – Pool permit expired.
- **July 21, 2024** – Building Permit expired. No contact from owner or GC to explain delay.
- **August 8, 2024** – Notice of September hearing posted on structure.
- **August 14, 2024** – Notice of September hearing sent to owner, owner's LLC, and lienholder.

Timeline of Events

- **August 20, 2024** – Invoice issued to general contractor to reinstate building permit.
- **August 23, 2024** – Building permit invoice remains unpaid.
- Nine of fifteen building inspections have been completed and passed to date. Only six inspections remain until a certificate of occupancy can be issued and property released from condemnation.

Staff Recommendation:

- Order: 30-DAYS TO REINSTATE BUILDING PERMIT, AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY EXPIRATION OF PERMIT

End of
4474 La Hacienda Dr. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/4/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-003173: 625 Mesquite St. (OT ABILENE TIF #1, BLOCK 105, LOT 10, TAYLOR COUNTY, TEXAS), Owner: Lourdes Santa Ana**

GENERAL INFORMATION

Owner: Lourdes Santa Ana
Sq Ft: 768
Structural: Poor
Foundation: Poor
Value: $5,850
Total Value: $7,950
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

July 11, 2023 – Structure found to be unsecured, vacant and dilapidated. Opened condemnation case.
July 19, 2023 – Affidavit of condemnation was recorded at the county clerk.
December 6, 2023 – First board hearing **- Board ordered 30-60.**
December 28, 2023 – Spoke to buyer of property (current owner). Explained if they are unable to transfer deed and pull permit prior to February 7th hearing they should be prepared to present plan of action to the board at that hearing.
February 7, 2024 – **Board ordered 30-60**. Neither potential property purchaser in attendance at hearing.
March 19, 2024 – Property changed ownership to the current owner.
April 4, 2024 – Board ordered 30-60. Owner was in attendance at hearing.
May 3, 2024 – Met with owner at City Hall. Provided a copy of the plan of action and explained the plan of action/permitting process.

May 7, 2024 – Received an incomplete plan of action. Contacted owner for corrections.
May 22, 2024 – Plan of action was approved, and owner was notified that permit could now be applied for. In the notification the owner was informed that the contractors (GC and trade workers) will need to come in to get registered with the city before a permit can be issued.
June 10, 2024 – Out of town contractor came into city hall to apply for permit. He came in by himself and did not bring his trade workers with him so they could get registered with the city. He was also told how to acquire a contractor's bond.
June 27, 2024 – New contractor came into City Hall. He was given a copy of permit application and explained requirements. Awaiting return of application to see if this GC has licensed subcontractors. Reached out to owner to provide the city with an updated plan of action with new contractors' information and cost estimates.
July 2, 2024 – No new plan of action submitted. Same contractor came into city hall to submit permit application. Application lists an electrician and plumber that are not credentialed with the city and the plumber and electrician did not come in to get credentialed. Contacted owner and explained again why permit could not be issued.
July 3, 2024 – **Board ordered 30-60**. Owner was in attendance at hearing. Owner acknowledged during the hearing that no work could take place on the house until a permit was approved. Owner stated after the hearing that she would go to the property to ensure no work other than cleaning was taking place. Later that same day a stop work order had to be posted on the property, workers on site were notified to stop work, and the owner was notified of the stop work order due to extensive work taking place.
August 13, 2024 – Notice of September hearing posted on structure.
August 14, 2024 – Notice of September hearing sent to property owner.
August 16, 2024 - Met with GC from JS Roofing. I explained the plan of action and permitting process to him. He asked if he could clean the inside of the structure. I said he could, but all he can do is clean and made it very clear that all he could do until there is an active permit.
August 20, 2024 - Found GC and worker tearing out ceiling and insulation. Instructed him to stop work and re-secure house.
August 21, 2024 - Inspected property. Found structure to be completely unsecured with obvious signs that work had resumed without permit. To date a new plan of action has not been submitted and permit has not been issued.

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 September 4, 2024.

ATTACHMENTS:

1. 20240904_23-003173_625 Mesquite St 20240904_23-003173_625 Mesquite St.pptx

Case #23-003173

625 Mesquite St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Warranty Deed naming **Lourdes Santa Ana** as owner.
- **TAYLOR COUNTY** – Shows **Lourdes Santa Ana** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since December 11, 2020
- Search reveals **Lourdes Santa Ana** to be the owner.

Public Notice

Front West Side

Rear East Side

North Side

South Side

Substandard Code Violations

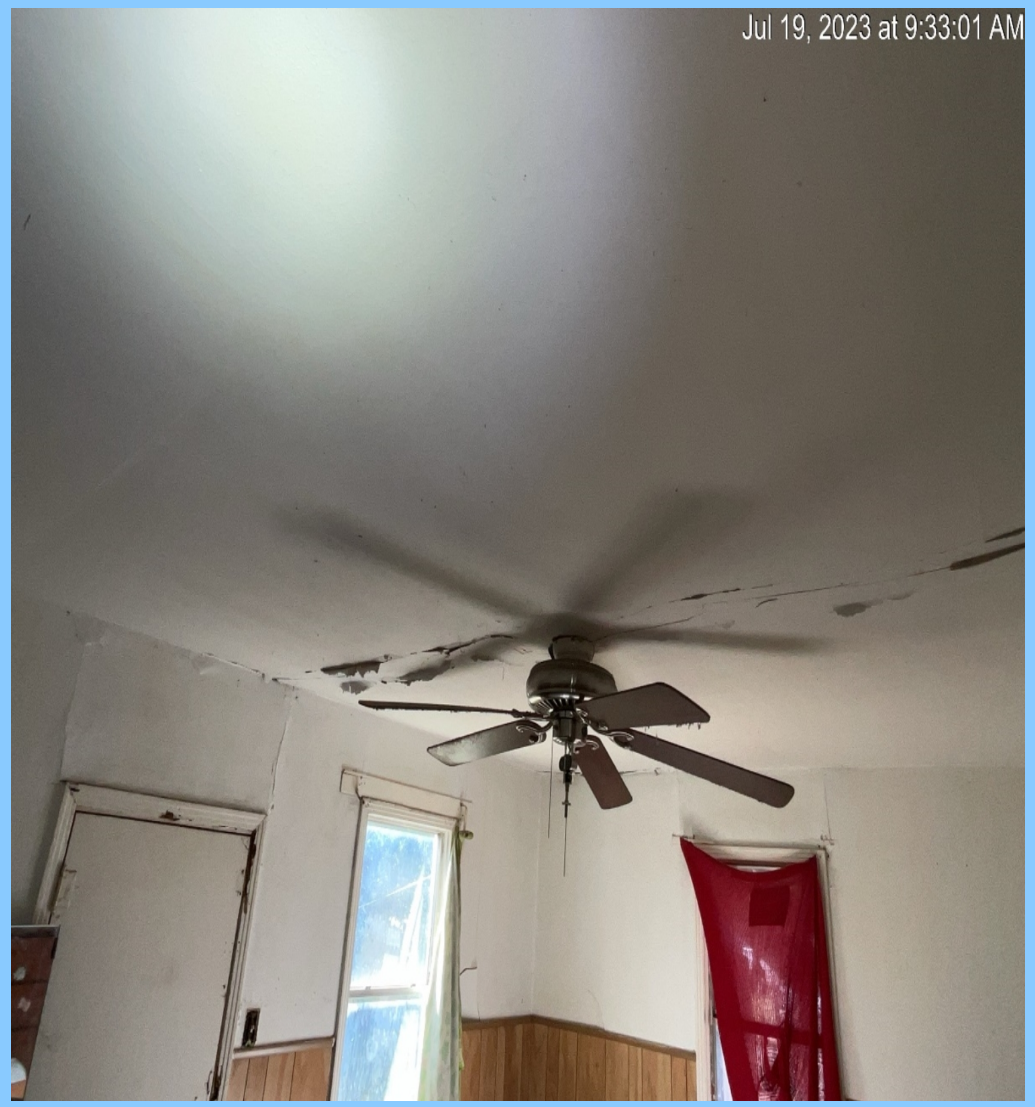
PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC. 19-15 THE FOLLOWING CONDITIONS EXIST:

- 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

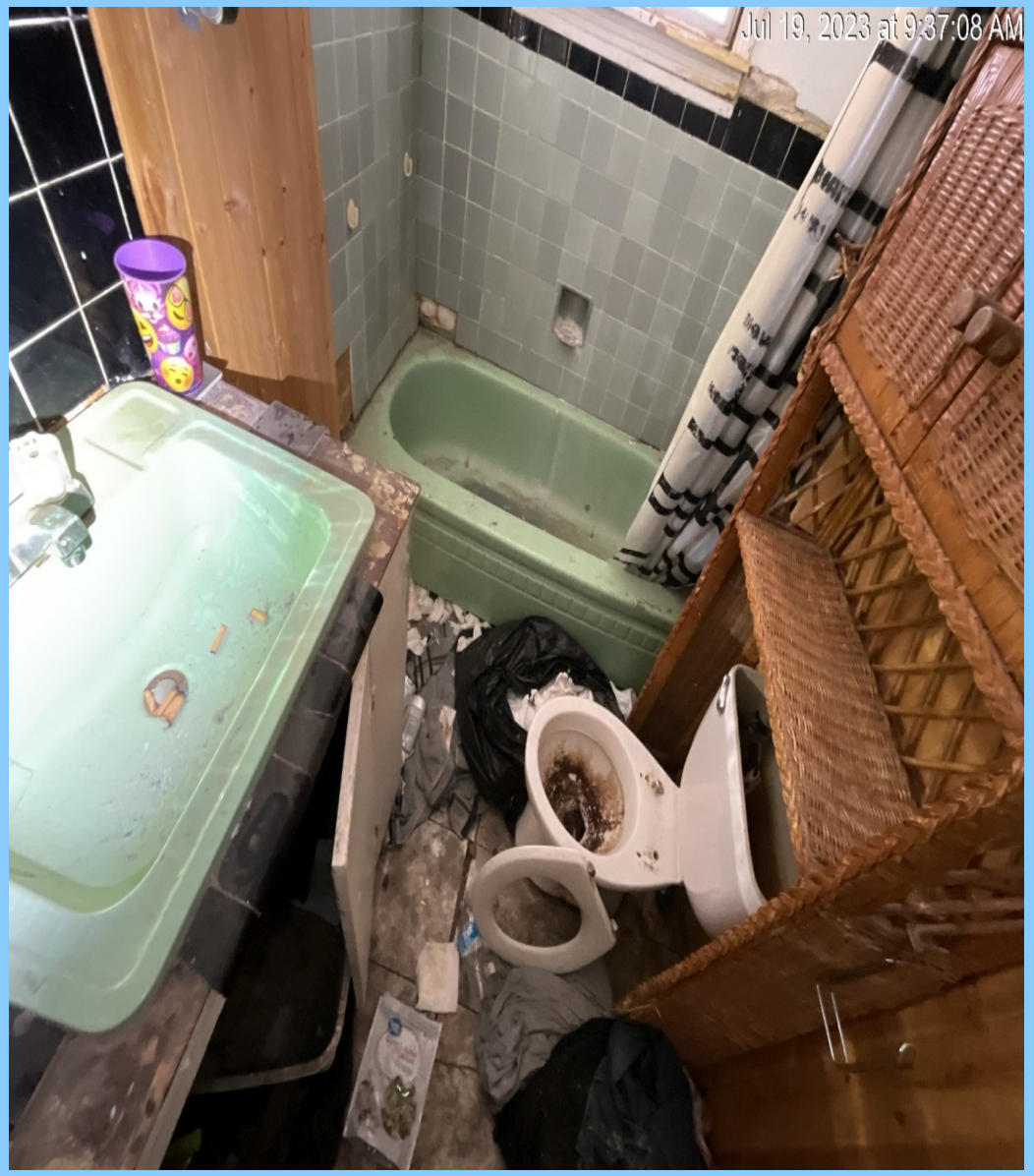
Exterior Dilapidation/Structural Hazard

Interior Dilapidation

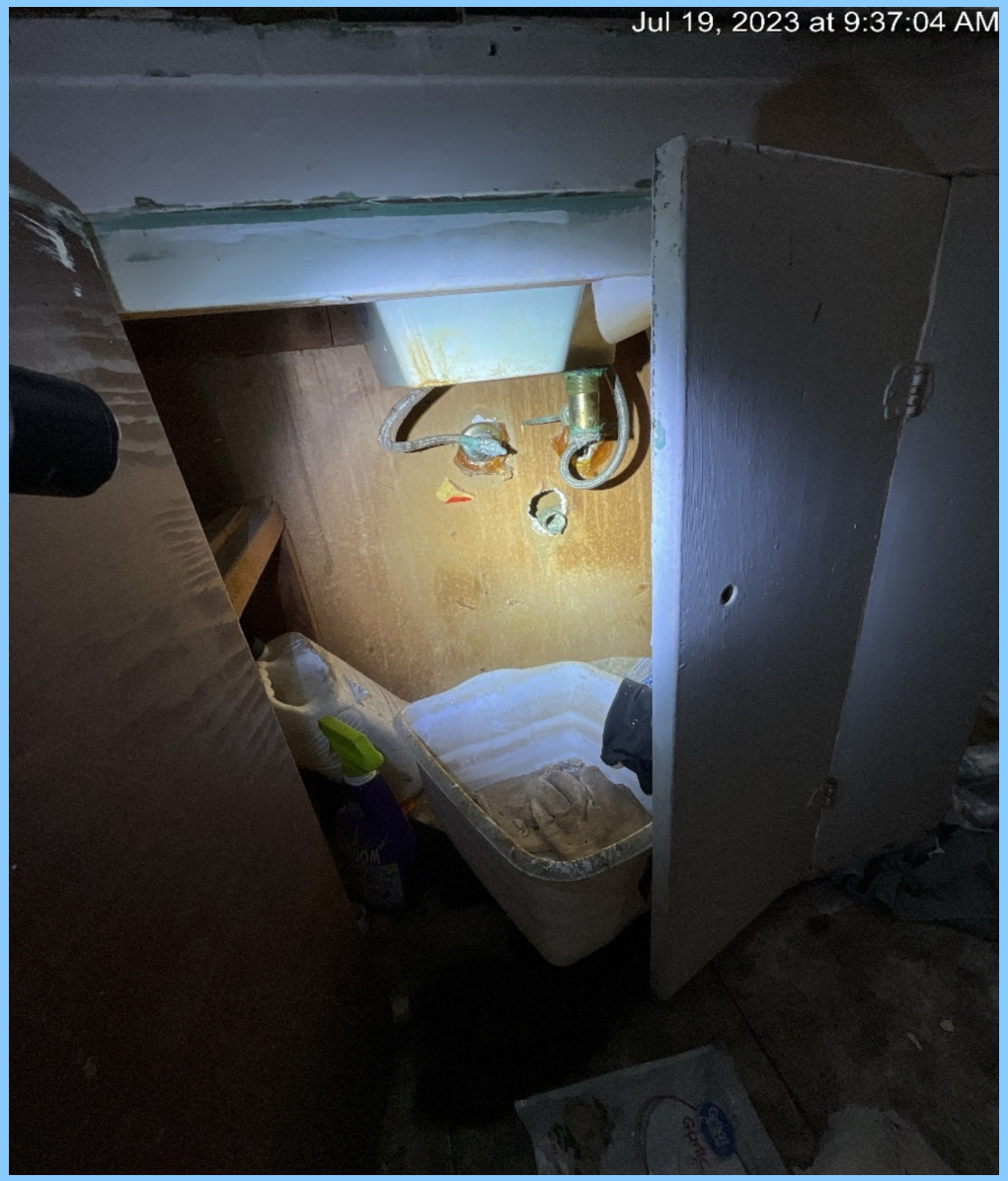


Interior Dilapidation/Structural Hazard (foundation wall)

Inadequate Sanitation



Inadequate Sanitation



Current Conditions (no permit on file)

Current Conditions

Timeline of Events

- **July 11, 2023** – Structure found to be unsecured, vacant and dilapidated. Opened condemnation case.
- **July 19, 2023** – Affidavit of condemnation was recorded at the county clerk.
- **December 6, 2023 –** First board hearing **- Board ordered 30-60.**
- **December 28, 2023** – Spoke to buyer of property (current owner). Recommended they attend February 7th Board hearing.
- **February 7, 2024** – **Board ordered 30-60**. Property purchaser was not in attendance at hearing.
- **March 19, 2024** – Property changed ownership to the current owner.
- **April 3, 2024 – Board ordered 30-60**. Owner was in attendance at hearing.
- **May 3, 2024** – Met with owner at City Hall. Provided a copy of the plan of action and explained the plan of action/permitting process.
- **May 7, 2024** – Received an incomplete plan of action. Contacted owner for corrections.

Timeline of Events

- **May 22, 2024** – Plan of action was approved, and owner was notified that permit could now be applied for. In the notification the owner was informed that the contractors (GC and trade workers) will need to come in to get registered with the city before a permit can be issued.
- **June 10, 2024** – Out of town contractor came into city hall to apply for permit. He came in by himself and did not bring his trade workers with him so they could get registered with the city.
- **June 27, 2024** – New contractor came into City Hall. He was given a copy of permit application and explained requirements. Reached out to owner to provide the city with an updated plan of action with new contractors' information and cost estimates.
- **July 2, 2024** – No new plan of action submitted. Same contractor came into city hall to submit permit application. Application lists an electrician and plumber that are not credentialed with the city and the plumber and electrician did not come in to get credentialed. Contacted owner and explained again why permit could not be issued.

Timeline of Events

- **July 3, 2024** – **Board ordered 30-60**. Owner was in attendance at hearing. Owner acknowledged during the hearing that no work could take place on the house until a permit was approved. Owner stated after the hearing that she would go to the property to ensure no work other than cleaning was taking place. Later that same day a stop work order had to be posted on the property. Workers on site were notified to stop work, and the owner was notified of the stop work order due to extensive work taking place.
- **August 13, 2024** – Notice of September hearing posted on structure.
- **August 14, 2024** – Notice of September hearing sent to property owner.
- **August 16, 2024** - Met with GC from JS Roofing. I explained the plan of action and permitting process to him. He asked if he could clean the inside of the structure. I made it very clear that all he could do is clean until there is an active permit.
- **August 20, 2024** - Found GC and worker tearing out ceiling and insulation. Instructed him to stop work and re-secure house.
- **August 21, 2024** - Inspected property. Found structure to be completely unsecured with obvious signs that work had resumed without permit. To date a new plan of action has not been submitted and permit has not been issued.

Staff Recommendation:

Findings:

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

Order:

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

End of 625 Mesquite St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/4/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000671: 634 Locust St (OT ABILENE, BLOCK 131, LOT 5, TAYLOR COUNTY, TEXAS), Owner: Monsivaiz, Anna Marie**

GENERAL INFORMATION

Owner: Monsivaiz, Anna Marie
Sq Ft: 624
Structural: Poor
Foundation: Unknown
Value: $28,528
Total Value: $30,628
Delinquent Tax: $344.68

SPECIAL CONSIDERATIONS

December 30, 2021 – Case opened for dilapidated structure.
November 15, 2022 – Citation issued for failure to repair.
February 22, 2023 – Weather proofing paper installed on house prior to municipal court pre-trial. Assumed house was in work and asked legal for citation to be dismissed.
March 14, 2024 – Due to property remaining in disrepair, executed an administrative search warrant. Found what appeared to be a complete renovation started without permit. Structure had hazardous electrical in several locations and active electrical service.
March 15, 2024 – No repair progress under dilapidated structure case. Opened condemnation case.
March 25, 2024 – Affidavit of condemnation recorded at country clerk.
March 22, 2024 – City requested AEP have electrical service removed due to condemnation and hazardous conditions.
March 27, 2024 – Condemnation notice and 30-60 sent to property owner.

March 28, 2024 – Met with property owner at city hall. Explained plan of action and permitting process. Owner stated she would work on plan of action and obtaining permit. Last contact with owner.
August 13, 2024 – Posted notice of September hearing on property.
August 14, 2024 – Notice of September 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 September 4, 2024.

ATTACHMENTS:

1. 20240904_24-000671_634 Locust St 20240904_24-000671_634 Locust St.pptx

Case #24-000671

634 Locust 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 **Anna Marie Monsivaiz** as owner

- **TAYLOR COUNTY** – Shows **Anna Marie Monsivaiz** 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 Aug 5, 2023

- Search reveals **Anna Marie Monsivaiz** 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 Hazards, 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
July 1, 2022

Exterior Dilapidation/Faulty Weather Protection
February 22, 2023

Exterior Dilapidation/Faulty Weather Protection
March 14, 2024

Hazardous Electrical

Hazardous Electrical/Faulty Weather Protection

Exterior Dilapidation/Faulty Weather Protection

Interior Conditions – no permit on file

Hazardous Electrical – power was on

Current Condition of Exterior

Timeline of Events

- **December 30, 2021 –** Case opened for dilapidated structure.
- **November 15, 2022** – Citation issued for failure to repair.
- **February 22, 2023** – Weather proofing paper installed on house prior to municipal court pre-trial. Assumed house was in work and asked legal for citation to be dismissed.
- **March 14, 2024** – Due to property remaining in disrepair, executed an administrative search warrant. Found what appeared to be a complete renovation started without permit. Structure had hazardous electrical in several locations and active electrical service.
- **March 15, 2024** – No repair progress under dilapidated structure case. Opened condemnation case.
- **March 25, 2024** – Affidavit of condemnation recorded at country clerk.
- **March 27, 2024** – Condemnation notice and 30-60 sent to property owner.
- **March 28, 2024** – Met with property owner at city hall. Explained plan of action and permitting process. Owner stated she would work on plan of action and obtaining permit. Last contact with owner.
- **August 13, 2024** – Posted notice of September hearing on property.
- **August 14, 2024** – Notice of September 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 634 Locust St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/4/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-003112: 258 Sammons St (SCOTT HIGHWAY PLACE, BLOCK 10, LOT N1/2 LT 1, TAYLOR COUNTY, TEXAS), Owner: Campbell, Michael C.**

GENERAL INFORMATION

Owner: Campbell, Michael C.
Sq Ft: 648
Structural: Poor
Foundation: Unknown
Value: $15,901
Total Value: $19,968
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

July 7, 2024 – Fire occurred affecting accessory structure, minor damage to south side exterior of main structure. AFD estimated $35K in damages. The fire also caused moderate damage to the north side of the neighboring property. Cause of the fire was undetermined. According to the fire report, at the time of the fire the 648 sq ft structure had five occupants. The structure has not had water/trash service since October 9, 2021. The property is currently vacant and has been put up for sale.
July 8, 2024 - Inspected property today. Due to exterior conditions, we requested the owner let us inspect the inside of the structure to which he agreed. We were unable to inspect in the bathroom. The bathroom was completely blocked off and inaccessible. The occupants are not able to use the bathroom at this structure. The structure did not have power or water. Observed two males at the structure besides the owner, two females staying inside the structure and one that came to the structure while we were there. The owner and occupants were told that the

structure is not fit for human habitation and cannot stay there any longer. A condemnation placard was posted on the front door.
July 10, 2024 – Affidavit of condemnation recorded at county clerk.
July 11, 2024 – Condemnation notice and 30-60 sent to property owner.
July 17, 2024 – Received Email from APD summarizing activity at this property. PD has received numerous calls for drug activity and unknown visitors, one death, and one sexual assault.
August 13, 2024 – Notice of September hearing posted on structure.
August 14, 2024 – Notice of September hearing sent to property owner.

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 September 4, 2024.

ATTACHMENTS:

1. 20240904_24-003112_258 Sammons St 20240904_24-003112_258 Sammons St.pptx

Case #24-003112

258 Sammons 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 **Michael C. Campbell** as owner

- **TAYLOR COUNTY** – Shows **Michael C. Campbell** 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 9, 2021

- Search reveals **Michael C. Campbell** to be the owner.

Public Notice

Front East Side

Rear West Side

Rear West Side

North Side

South Side

South Side

Substandard Code Violations

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

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

Faulty Weather Protection/Structural Issues

Faulty Weather Protection / Structural Hazard

Structural and Electrical Hazards

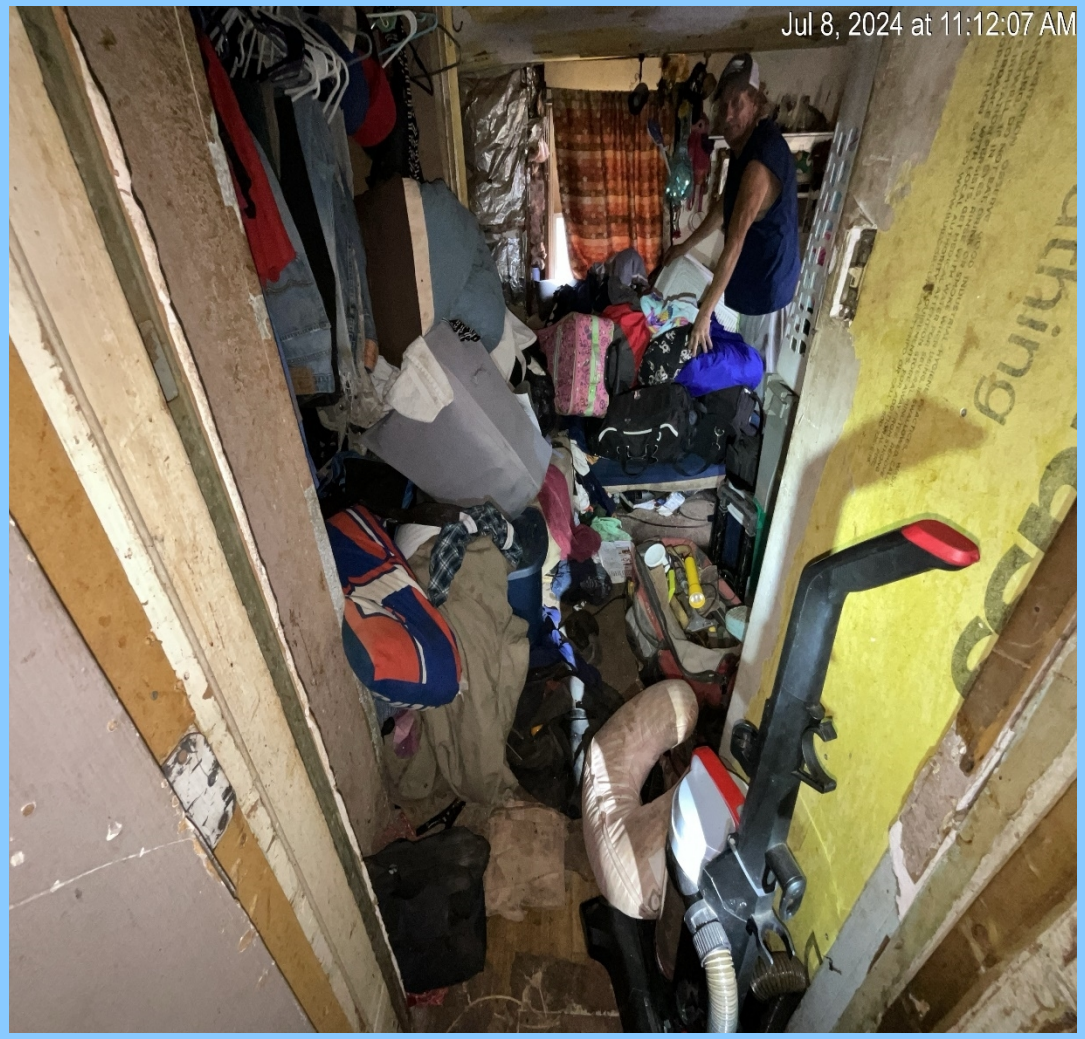
Electrical Hazards

Electrical Hazards

Side Yard/Accessory Structure

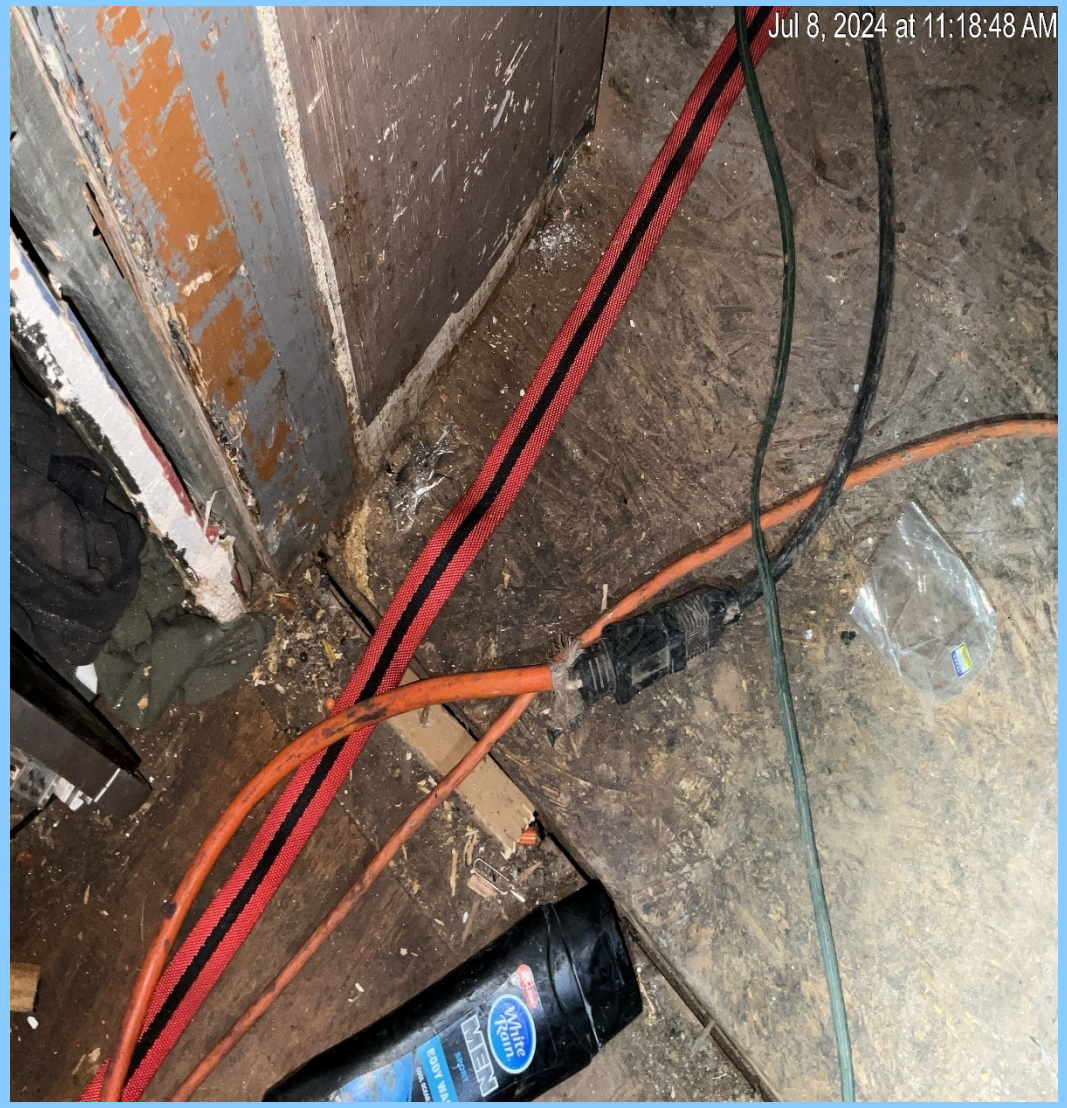
Accessory Structure

Main Structure Interior
Inadequate Sanitation Throughout



Unsafe Flooring/Hazardous Mechanical

Hazardous Electrical



Timeline of Events

- **July 7, 2024** – Fire occurred affecting accessory structure, minor damage to south side exterior of main structure. AFD estimated $35K in damages. The fire also caused moderate damage to the north side of the neighbor's home. Cause of the fire was undetermined. According to the fire report, at the time of the fire the 648 sq ft structure had five occupants. The structure has not had water/trash service since October 9, 2021. The property is currently vacant and has been put up for sale.
- **July 8, 2024** - Due to poor exterior conditions, we requested the owner let us inspect the inside of the structure to which he agreed. We were unable to inspect in the bathroom. The bathroom was completely blocked off and inaccessible. The occupants are not able to use the bathroom. The structure did not have power or water.

Timeline of Events

- **July 10, 2024** – Affidavit of condemnation recorded at county clerk.
- **July 11, 2024** – Condemnation notice and 30-60 sent to property owner.
- **July 17, 2024** – Received Email from Abilene Police Department summarizing activity at this property. APD has received numerous calls for drug activity and unknown visitors, one death, and one sexual assault.
- **August 13, 2024** – Notice of September hearing posted on structure.
- **August 14, 2024** – Notice of September 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 258 Sammons St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/4/2024

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: Fair
Foundation: OK
Value: $62,451
Total Value: $75,501
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

October 13, 2015 – Structure fire occurred. Damages estimated to be $10,000. No clean-up or repairs were ever completed.
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. Structure fire debris and damage still present as well as high water standing in the basement.
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.
May 1, 2024 – Board issued a 30/60 order.
May 9, 2024 – Spoke with Mr. Armstrong who stated he has not had time to complete a Plan of Action.
August 7, 2024 – I spoke with Ms. Armstrong and advised her of the urgency to submit a Plan of Action.
August 12, 2024 – No Plan of Action submitted. No permits applied for. No repairs appear done.
August 13, 2024 – Notice of September hearing posted on structure.
August 14, 2024 – Notice of August hearing sent to property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Civil Penalties

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on September 4, 2024.

ATTACHMENTS:

1. 20240904_24-000130_2970 S. 6th St 20240904_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:

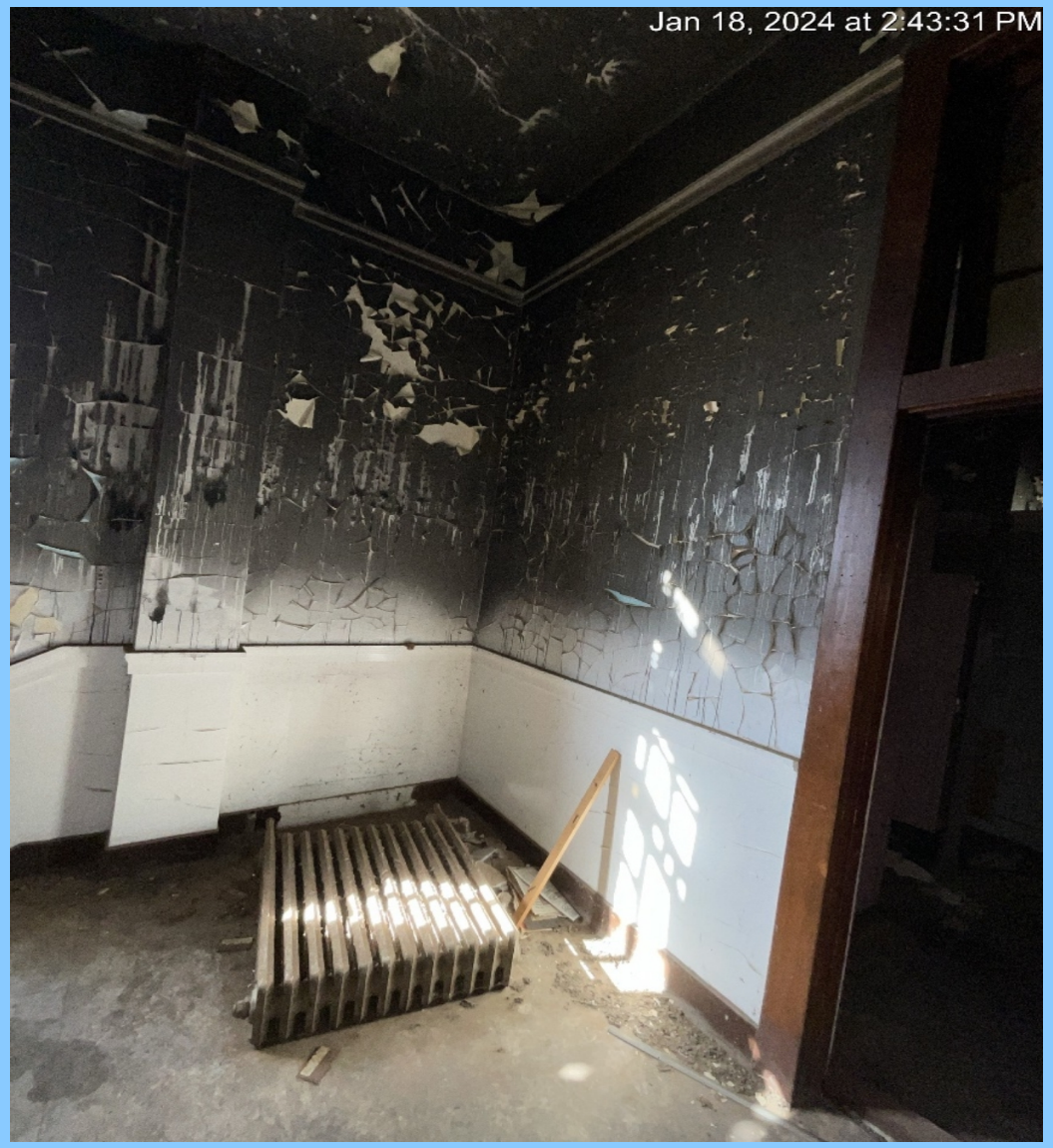
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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

Exterior Dilapidation

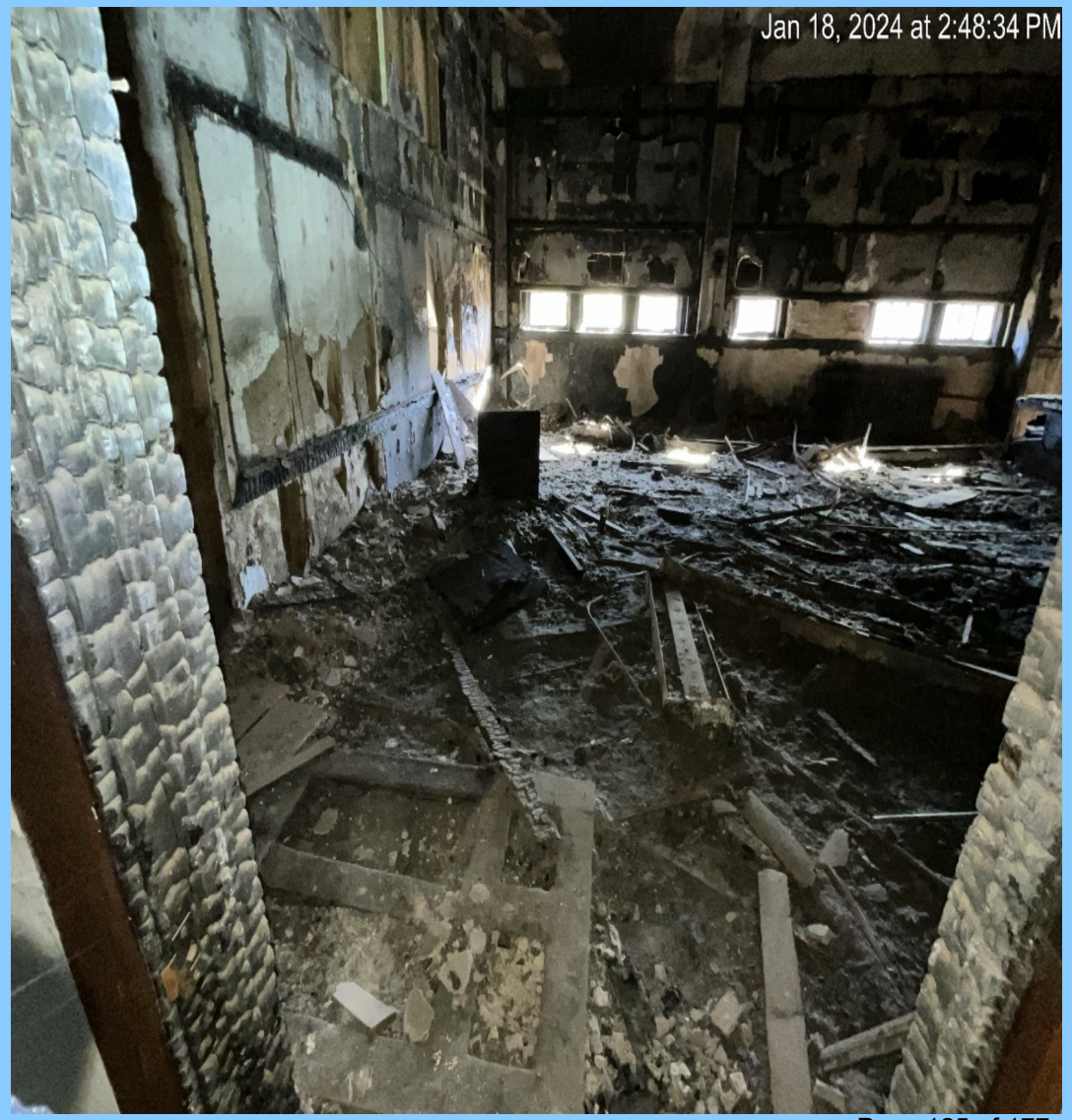
Exterior Dilapidation

Exterior Dilapidation

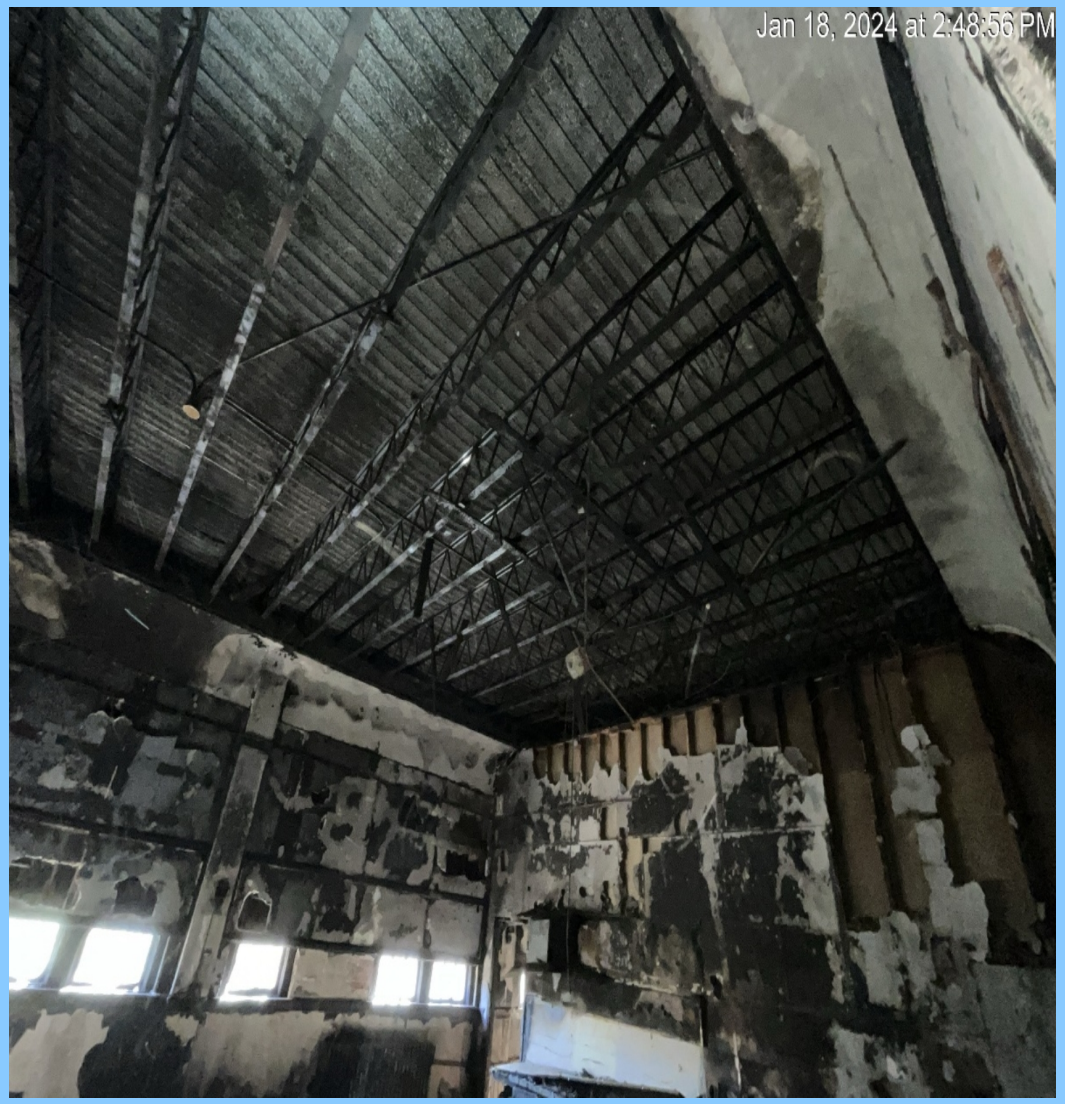
Interior Dilapidation



Interior Dilapidation



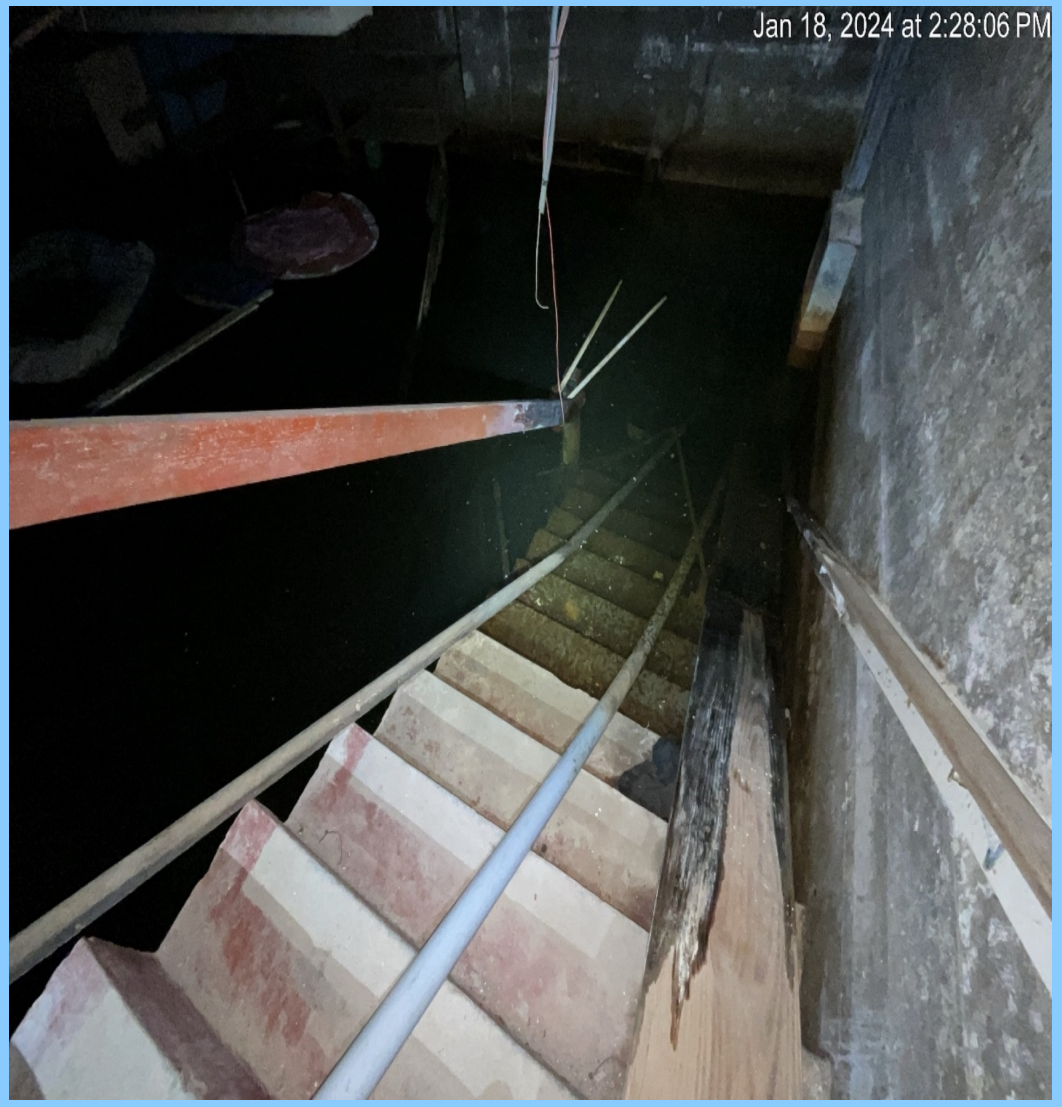
Interior Dilapidation



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.

Timeline of Events

- **March 27, 2024** – Property Maintenance Inspector met with grandson of property owner to discuss condemnation and board hearing.
- **May 1, 2024 – Board issued a 30/60.**
- **May 9, 2024** – Spoke with Mr. Armstrong who stated he has not had time to complete a Plan of Action.
- **July 10, 2024** – Time to appeal order expired. No progress on structure and no Plan of Action submitted.
- **August 7, 2024** – I spoke with Ms. Armstrong and advised her of the urgency to submit a Plan of Action.
- **August, 12, 2024** – No Plan of Action submitted. No permits applied for. No repairs appear done. Additional dilapidation noted.
- **August 13, 2024 –** Notice of September hearing posted on structure.
- **August 14, 2024 –** Notice of September hearing sent to property owner.

Special Considerations:

- 30/60 order was issued on May 1, 2024
- 30/60 order was recorded with City Secretary on May 3, 2024
- 30/60 order was sent to property owner on May 6, 2024
- 30/60 order was published in newspaper on May 10, 2024

As of June 1, 2024 the owners have not complied with the order of 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.

Staff Recommendation:

- Order:

  Owner is ordered to pay civil penalties for non-compliance of the Board's order on May 1, 2024 in the amount of $25.00 per day from the date of noncompliance being June 1, 2024 through September 3, 2024, which is a total of 95 days. Total civil penalties to be assessed is $2,375.

End of 2970 S. 6th St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/4/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000771: 1857 Jeanette St (MEMORIAL PARK, BLOCK 4, LOT D, TAYLOR COUNTY, TEXAS), Owner: Armstrong, Jerold R. & Doris J.**

GENERAL INFORMATION

Owner: ARMSTRONG JEROLD R & DORIS J
Sq Ft: 1,841
Structural: Poor
Foundation: Unknown
Value: $84,078
Total Value: $87,558
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

March 20, 2024 – Code officer noticed a hole in the roof while in the alley.
March 25, 2024 – Administrative Search Warrant showed advanced dilapidation and the property was condemned.
March 27, 2024 – I met with the Ms. Armstrong's grandson at the family business. He stated that they are aware of the repairs needed and that he would look into beginning repairs. I explained the Plan of Action. I then emailed a copy to him urging that it be completed and returned within 30 days. Condemnation notice was sent via certified and regular mail.
May 9, 2024 – Property was inspected and no improvements were noted. No Plan of Action submitted and there have been no attempts to apply for permits. I contacted Mr. Armstrong (the grandson) and he stated that he had not had time to work on the Plan of Action, but that he would make it a priority.
June 11, 2024 – Property inspected again. No action appears to have been taken.

July 12, 2024 – August hearing notice posted on structure and notice sent to owner.
July 19, 2024 – Ms. Armstrong called to request the ability to sit while addressing the Board of Building Standards. I advised her that we could accommodate that request.
August 7, 2024 – Property pulled from August hearing due to inoperable elevator at City Hall. I spoke to Ms. Armstrong and advised her that we urgently need the Plan of Action submitted.
August 12, 2024 – No Plan of Action submitted. No permits applied for. No repairs appear done.
August 13, 2024 – Notice of September hearing posted on structure.
August 14, 2024 – Notice of September hearing sent to property owners.

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 September 4, 2024.

ATTACHMENTS:

1. 20240904_23-000771_1857 Jeanette St. 20240904_23-000771_1857 Jeanette St..pptx

Case #24-000771

1857 Jeanette St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Deed Naming **Armstrong, Jerold R and Doris J** as owner

- **TAYLOR COUNTY** – Shows **Armstrong, Jerold R and Doris J** to be the owner.

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

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since March 27, 2024

- Search reveals **Armstrong, Jerold R and Doris J** to be the owners.

Public Notice

Front West Side

Rear East Side

North Side

South Side

Substandard Code Violations

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

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

Exterior Dilapidation/Faulty Weather Protection

Interior Dilapidation

Interior Dilapidation

Inadequate Sanitation / Faulty Mechanical

Electrical Hazards

Timeline of Events

- **March 20, 2024** – Code officer noticed a flaw in the roof while in the alley.
- **March 25, 2024** – Administrative Search Warrant showed advanced dilapidation and the property was condemned.
- **March 27, 2024** – I met with the Ms. Armstrong's grandson at the family business. He stated that they are aware of the repairs needed and that he would look into beginning repairs. I explained the Plan of Action. I then emailed a copy to him urging that it be completed and returned within 30 days. Condemnation notice was sent via certified and regular mail.
- **May 9, 2024** – Property was inspected and no improvements were noted. No Plan of Action submitted and there have been no attempts to apply for permits. I contacted Mr. Armstrong (the grandson) and he stated that he had not had time to work on the Plan of Action, but that he would make it a priority.

Timeline of Events

- **March 27, 2024** – Completed Affidavit of Condemnation. Notice of condemnation and 30-60 sent to property owner.
- **June 11, 2024** – Property inspected again. No action appears to have been taken.
- **July 12, 2024** – August hearing notice posted on structure and notice sent to owner.
- **July 19, 2024** – Property inspected again. No action taken. No permits applied for.
- **August 7, 2024 -** Property was scheduled for BoBS and had to be rescheduled. Urgency of Plan of Action again discussed with property owner.
- **August 13, 2024 –** Notice of Hearing posted on structure.
- **August 14, 2024** – Notice of September hearing sent to property owners.

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 1857 Jeanette St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/4/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000295: 417 Amarillo St (BOULEVARD PARK, BLOCK 3, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Esparza, Daniel Garcia & Garcia, Daniel Damron Jr**

GENERAL INFORMATION

Owner: Esparza, Daniel Garcia & Garcia, Daniel Damron Jr.
Sq Ft: 1,344
Structural: Poor
Foundation: OK
Value: $17,860
Total Value: $22,060
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

August 22, 2023 – Structure fire occurred. Damages estimated at $50K.
February 7, 2024 – Received multiple complaints from adjacent property of the condition of this property, after a house fire. I performed an inspection and determined that the property is hazardous and should be condemned. It has been completely gutted, and the fire debris has been piled up outside of the house.
February 8, 2024 – Affidavit of condemnation filed with the County Clerk.
February 8, 2024 – Sent initial notice of condemnation and 30/60 letters to property owner via regular and certified mail.
March 8, 2024 – I spoke with a gentleman that was in the process of purchasing this property. The closing date for the sale was scheduled for 04/05/2024.
April 4, 2024 - Spoke with the neighbor of this residence, who advised me the sale was not going to happen. I spoke with the individual who was going to buy the property, and he said the

owner backed out of the deal.
April 5, 2024 - I was able to locate one of the sons of the owner, who gave me his fathers phone number. I spoke with the owner, Daniel Esparza, and asked what his intentions were for this property. He told me he wants to renovate it. I explained that he needed to obtain permits, but he would have to submit a plan of action and cost estimates before any work could begin. I told him he needed to clean the property immediately, and maintain the property at all times. He told me he would work on getting the property cleaned up, but it would take a week or so.
April 22, 2024- Nothing has been done to clean up the property, so I sent it out to our contractors for a bid for the clean up abatement.
May 20, 2024- Due to budget delays, the abatement didn't begin until today. Contractor started the abatement, and finished on 05/23/2024 with the cost at $1,895.
June 25, 2024- I spoke with Jorge Louis, who is attempting to purchase this property. He said he is having a hard time getting the current owners to complete the necessary paperwork to complete the sale. Jorge said he plans on remodeling the house if the purchase is completed.
August, 2024- The owner of this property backed out of the sale to Jorge Louis. Still no contact from the owner.
August 13, 2024 – Notice of September hearing posted on structure.
August 14, 2024 – Notice of September hearing sent to property owner.
August 19, 2024- I went to check on this house, since I had found a dog chained up on the back patio last week. I was following up to see if the dog was still there. I observed a male subject inside the house. He identified himself as Daniel Garcia Jr., the minor owner of this property. He told me it was his dog and he currently had nowhere to keep him. He received a notice from Animal Outreach regarding the dog being chained up on the back patio, so he moved the dog into a back bedroom of the house. There was a vehicle that was parked in front of the house, and he told me that was his father in the vehicle. Daniel Garcia is his father and the other listed owner of the property. He told me they were still trying to sell the property, and they had a potential buyer. I asked why they backed out of the other 2 deals at the last moment, and he said they weren't getting paid enough for the property. He stated he turns 18 in a few months, and they would be able to complete the sale at that time.

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 September 4, 2024.

ATTACHMENTS:

1. 20240904_24-000295_417 Amarillo St 20240904_24-000295_417 Amarillo St.pptx

Case #24-000295

417 Amarillo 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 **Daniel Garcia Esparza & Daniel Damron Esparza Jr** as owners

- **TAYLOR COUNTY** – Shows **Daniel Garcia Esparza & Daniel Damron Garcia Jr.** 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 Oct 21, 2023

- Search reveals **Daniel Garcia Esparza & Daniel Damron Esparza Jr.** 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)

Hazardous Exterior Electrical

Exterior Dilapidation/Faulty Weather Protection

Interior Dilapidation

Interior Dilapidation

Interior Dilapidation

Backyard Garage

Timeline of Events

- **August 22, 2023 –** Structure fire occurred. Damages estimated at $50K.
- **February 7, 2024 –** Received multiple complaints from adjacent property of the condition of this property, after a house fire. I performed an inspection and determined that the property is hazardous and should be condemned. It has been completely gutted, and the fire debris has been piled up outside of the house.
- **February 8, 2024 –** Affidavit of condemnation filed with the County Clerk.
- **February 8, 2024 –** Sent initial notice of condemnation and 30/60 letters to property owner via regular and certified mail.
- **March 8, 2024 –** I spoke with a gentleman that was in the process of purchasing this property. The closing date for the sale was scheduled for 04/05/2024.
- **April 4, 2024 -** Spoke with the neighbor of this residence, who advised me the sale was not going to happen. I spoke with the individual who was going to buy the property, and he said the owner backed out of the deal.
- **April 5, 2024 -** I was able to locate one of the sons of the owner, who gave me his fathers phone number. I spoke with the owner, Daniel Esparza, and asked what his intentions were for this property. He told me he wants to renovate it. I explained that he needed to obtain permits, but he would have to submit a plan of action and cost estimates before any work could begin. I told him he needed to clean the property immediately, and maintain the property at all times. He told me he would work on getting the property cleaned up, but it would take a week or so.
- **April 22, 2024-** Nothing has been done to clean up the property, so I sent it out to our contractors for a bid for the clean up abatement.

Timeline of Events

- **May 20, 2024-** Due to budget delays, the abatement didn't begin until today. Contractor started the abatement, and finished on 05/23/2024 with the cost at $1,895.
- **June 25, 2024-** I spoke with Jorge Louis, who is attempting to purchase this property. He said he is having a hard time getting the current owners to complete the necessary paperwork to complete the sale.
- **August, 2024-** The owner of this property backed out of the sale to Jorge Louis. Still no contact from the owner.
- **August 13, 2024** – Posted notice of September hearing on structure.
- **August 14, 2024** – Notice of September hearing sent to property owner.
- **August 19, 2024-** I went to check on this house, since I had found a dog chained up on the back patio last week. I was following up to see if the dog was still there. I observed a male subject inside the house. He identified himself as Daniel Garcia Jr., the minor owner of this property. He told me it was his dog and he currently had nowhere to keep him. He received a notice from Animal Outreach regarding the dog being chained up on the back patio, so he moved the dog into a back bedroom of the house. There was a vehicle that was parked in front of the house, and he told me that was his father in the vehicle. Daniel Garcia is his father and the other listed owner of the property. He told me they were still trying to sell the property, and they had a potential buyer. I asked why they backed out of the other 2 deals at the last moment, and he said they weren't getting paid enough for the property. He stated he turns 18 in a few months, and they would be able to complete the sale at that time.

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 417 Amarillo St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:9/4/2024

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: