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 October 2, 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 minutes of September 4, 2024 Board of Building Standards hearing.

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 #22-003439: 1325 Pecan St (LT4, BLK B OF JOHN J. TOOMBS SUBDIVISION OF BLKS A, B, & C OF RINEY & HAYS SUBDIVISION OF LT 2, BLK 208, TAYLOR COUNTY, TEXAS), Owner: Flint, George K. & Sandra L.

C. 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.

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

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

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

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.

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

I. 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: FOCO Capital, LLC

J. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-001518: 1333 Meander St (MCMURRY COLLEGE, BLOCK 25, LOT 18, TAYLOR COUNTY, TEXAS), Owner: Wilson, Peggy K.

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 25th day of September, 2024, at 10:35 a.m.

_____

Kaitlin Richardson, Deputy City Secretary, TRMC

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:10/2/2024

TO:

FROM:

SUBJECT: **Public hearing and possible approval of minutes of September 4, 2024 Board of Building Standards hearing.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Sep 4 2024 BOBS Minutes Sep 4 2024 BOBS Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
September 4, 2024 - 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL

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

Staff Present: Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Van Watson, Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Robert Marsh, Property Maintenance Inspector
Mr. Ricky Wright Jr., Property Maintenance Inspector
Ms. Christi Jones, Administrative Assistant

Others Present: Mr. Thomas W. Choate (4474 La Hacienda Dr.)
Mr. Hugh Hurt III (4474 La Hacienda Dr)
Ms. Lourdes Santa Ana (625 Mesquite St)
Mr. Daniel Esparza (417 Amarillo St)
Mr. Brooks Armstrong (1857 Jeanette St and 2970 S 6th St)
Ms. Doris Armstrong (1857 Jeanette St and 2970 S 6th 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, August 7, 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. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: Mr. Wyatt

AGENDA ITEMS & PUBLIC HEARINGS

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

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

Staff recommendations are as follows:

Order: 30-days to reinstate building permit, and if this is done, all final inspections shall be completed by expiration of permit.

Public Hearing: Mr. Beard opened the public hearing. Mr. Choate, Attorney spoke. He stated he is retained by the HOA. He stated the property has been with BoBS for more than 2 years. He stated that the concern is that no end is in sight. He stated that there has not been a crew working at the house since May 2024. He stated that the house has been abandoned. He stated that the property is an eyesore and the pool is a danger and there is no fence to prevent anyone from falling into the stagnant water. He stated that the homeowners are desperately seeking a solution to the problem. He stated that they are at a dead-end and requested the Board take action. Then, Dr. Harry Hurt spoke and stated that he is the President of the HOA. He stated that he is trying to open communication with the builder and has had no responses. He stated that he agrees with Mr. Choate. He stated that the home is an eyesore. He stated that the contractors work at night and sleep in the house at night. He requested that the Board take action.
Mr . Beard stated that he will want an update at the next meeting and that the permit be required by then. Mr. Turner asked Mr. Watson what communication he has had with the builder. Mr. Watson stated that the permit had expired. He stated that Ms. Sutherland (builder representative) contacted him and he advised her that the reinstatement fee would need to be paid. The permit was not reinstated due to expiration and nonpayment. Mr. Watson stated that Goldstar is the General Contractor. He stated that Goldstar reached out after receiving notice of the Board hearing.

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

The Board discussed options and at the request of Mr. Dugger, Mr. Beard called for an Executive Session which started at 9:13am. Mr. Beard recalled the meeting at 9:39am. He stated that no decisions were made during the Executive Session.

Mr. McBrayer made a motion that an update and recommendation be presented at the October 2nd Board meeting and then every Board meeting until a resolution is seen and that the owner get the permit reinstated, grass mowed, property cleaned, and pool secured which was seconded by Mr. Wyatt, motion passed.

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

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

Mr. Marsh presented the case,

> Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15, the following conditions exist:
>
> - Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
> - Structural Hazard, Chapter 8, Sec 8-554 (2)
> - Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
> - Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
> - Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

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

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

Public Hearing: Mr. Beard opened the public hearing. Ms. Santa Ana spoke. She stated that she is the owner. She stated that she is from San Angelo. She stated that her contractors were stopped by the City twice. She stated that her contractors did pull down some drywall. She stated that the contractors are requiring the house be cleaned in order to get quotes. She stated that she has to get quotes one at a time. She stated that she had to pull down the sheetrock in order to clean the house. She stated that she thought the contractors got the permits. She stated that her contractors do not communicate with her. She stated that she assumes the contractors would need a permit to clean. Mr. Beard asked for clarification on when a Plan of Action would be submitted. Ms. Santa Ana stated that she would need to clean up the property first. She stated that City stops her contractors when they attempt to clean.
Mr. Allred asked to see the timeline again. Mr. Beard asked that staff meet with Ms. Santa Ana and clarify the clean-up. Mr. Marsh stated that the home did not need any further cleaning. He stated that the removal of the sheetrock was not a requirement. Mr. Watson stated that a permit would be required on a condemned property to remove sheetrock. He stated that a permit will not be issued without a Plan of Action.

Mr. Beard asked Ms. Santa Ana if she could get a Plan of Action. She stated that "they" stopped the contractor and asked for identification and threatened to write a ticket. She then stated that she can get a Plan of Action. Mr. Beard asked if she can get a Plan of Action by October 1st. She stated that she would start working on it.

Mr. Dugger made a motion to Owner is to repair – October 1st deadline to provide to obtain all permits and provide a plan of action including a timeframe for repair, and cost estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. Turner, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

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

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 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)

Staff recommendations are as follows:

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

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

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

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.

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 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:

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. 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. 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. 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:

Order: Owner is ordered to pay civil penalties for noncompliance 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.

Public Hearing: Mr. Beard opened the public hearing. Ms. Armstrong stated that she is the owner of the property. She stated she has been ill for a couple of years and that she has heart failure. She stated the chemotherapy has affected her mind and she cannot function as well as in the past. She stated that she hopes to catch up on things. Her son, Mr. Armstrong, stated that he finally has his trailer cleared and can start to clean up. He wants to use the building for storage. Ms. Armstrong stated they do not need plumbing. He stated that the building has been broken into twice since the last meeting. He stated they hope to clean it out in the next month. He stated that the building needs a lot of work including paint and roof. Mr. Beard stated that it has been 8+ years since the fire. Ms. Armstrong stated that the structure is solid. Mr. Beard asked when a Plan of Action can be submitted. Mr. Armstrong stated he would need about 4 weeks.

Mr. Allred made a motion that the owner is ordered to pay civil penalties for noncompliance 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 which was seconded by Mr. Turner, motion passed.
AYES: Mr. Allred, Mr. McBrayer, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: Mr. Wyatt

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

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. Ms. Armstrong stated that she has hired Barr Roofing to fix the roof tomorrow. He stated that house also needs clean out and sheetrock. Ms. Armstrong stated they had started a remodel years ago. She stated it has been too hot to work on the house. She stated the house has been broken into and vandalized. She stated that they can comply with the staff recommendations. Ms. Armstrong stated that her family tore out the bathrooms and kitchen. There being no speakers, Mr. Beard closed the public hearing.

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

*Mr. Allred left the meeting at 10:30am.

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.

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)
- 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. Esparza stated that the issue is that his son is minor. He stated he needs a paper signed by a judge. He stated that they are attempting to sell the house to Jorge Louis. Mr. Beard asked if Mr. Esparza would be able to complete the sale by October 1st. Mr. Esparza stated that he could. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Dugger made a motion to table this property for the October 2nd Board meeting, which was seconded by Mr. McBrayer.
AYES: Mr. Wyatt, Mr. McBrayer, 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 10:48 a.m.

X _____

Approved, Chairman

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:10/2/2024

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 20, 2024 – Invoice issued to general contractor to reinstate building permit.
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.
September 4, 2024 – Board ordered update and recommendation be presented at the October 2nd Board meeting and then every Board meeting until a resolution is seen and that the owner get the permit reinstated, grass mowed, property cleaned, and pool secured.
September 5, 2024 – GC reached out by phone to the Asst Building Official to ask if work could be resumed once permit is paid for. She was told the grass would need to be mowed, property cleaned, and pool secured. She said she would get on it right away and pump out the pool. Environmental Health was contacted by email to make them aware of the grass and pool situation due to West Nile Virus being detected in this area.
September 10, 2024 – Notice of October hearing posted on structure.
September 11, 2024 – Notice of October hearing sent to property owner, LLC, and lienholder.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

- Take no action until next hearing, if necessary.
- If owner fails to comply with the September 4, 2024 board order, then civil penalties will be recommended at the next board hearing from the date of non-compliance of the September 4, 2024 board order.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on October 2, 2024.

ATTACHMENTS:

1.	20241002_Slides Intro	20241002_Slides Intro.pptx
2.	20241002_22-002791_4474 La Hacienda Dr	20241002_22-002791_4474 La Hacienda Dr.pptx

BOARD OF BUILDING STANDARDS

October 2, 2024

CITY OF ABILENE TEXAS

PUBLIC NOTICE – October 2, 2024 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, October 2, 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, 1325 Pecan St. Abilene, TX 79602, 850 Vine St. Abilene, TX 79602, 300 Wall St. Abilene, TX 79603, 5502/5512 N. 1st St. Abilene, TX 79603, 417 Amarillo St. Abilene, TX 79602, 502 N. Willis St. Abilene, TX 79603, 450 Peach St. Abilene, TX 79602, and 1333 Meander St. Abilene, TX 79602. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.

Case #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





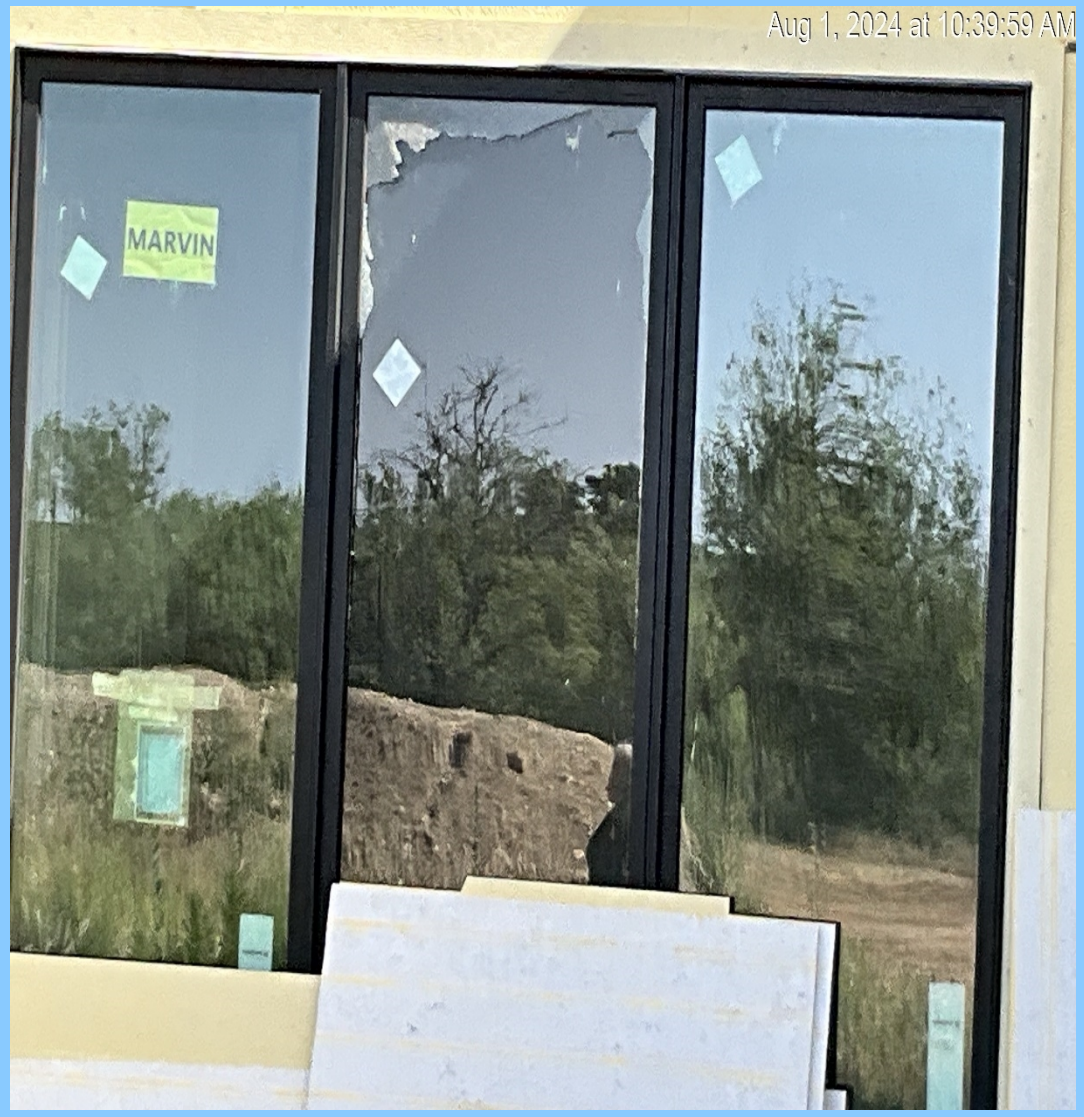
Unfinished Electrical





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.**
- **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.

Timeline of Events

- **August 20, 2024** – Invoice issued to general contractor to reinstate building permit.
- **September 10, 2024 –** Notice of October hearing posted on structure
- **September 11, 2024** – Notice of October hearing sent to property owner, LLC, and lienholder.
- 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:

- Take no action until next hearing, if necessary.
- If owner fails to comply with the September 4, 2024 board order, then civil penalties will be recommended at the next board hearing from the date of non-compliance of the September 4, 2024 board order.

End of
4474 La Hacienda Dr. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:10/2/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-003439: 1325 Pecan St (LT4, BLK B OF JOHN J. TOOMBS SUBDIVISION OF BLKS A, B, & C OF RINEY & HAYS SUBDIVISION OF LT 2, BLK 208, TAYLOR COUNTY, TEXAS), Owner: Flint, George K. & Sandra L.**

GENERAL INFORMATION

Owner: Flint, George K & Sandra L.
Sq Ft: 1,184
Structural: Fair
Foundation: Unknown
Value: $26,481
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

November 26, 2022 – Structure fire occurred. AFB estimated damage at $10,000.
December 8, 2022 – Affidavit of condemnation was recorded at the county clerk. Sometime after the condemnation, the owners secured the property. All damage was contained to the inside of the structure. No visible damage on the outside. We provided the owner ample time to submit a plan of action and start repairs.
May 15, 2024 – Unable to locate notices/tracking info for condemnation notice and 30/60. New condemnation notice and 30-60 were sent to property owners.
June 7, 2024 - Began to notice exterior of property is being neglected and the grass had become a fire hazard. Started issuing criminal complaints for the grass and accumulation of junk in front yard. Notices of violation were sent to the owners, attempted to contact them by phone, and through the neighbor to address the yard and provide plan of action.
August 21, 2024 – Served a code inspection warrant at the property to get a full look inside of

the structure.
September 10, 2024 – Notice of October hearing posted on structure.
September 11, 2024 – Notice of October 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 October 2, 2024.

ATTACHMENTS:

1. 20241002_22-003439_1325 Pecan St 20241002_22-003439_1325 Pecan St.pptx

Case #22-003439

1325 Pecan 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 **George K. & Sandra L. Flint** to be the owners

- **TAYLOR COUNTY** – Shows **George K. & Sandra L. Flint** to be the owners.

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

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Jan 13, 2023

- Search reveals **George K. & Sandra L. Flint** 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)
- 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)

Exterior Dilapidation/Faulty Weather Protection





Inadequate Sanitation





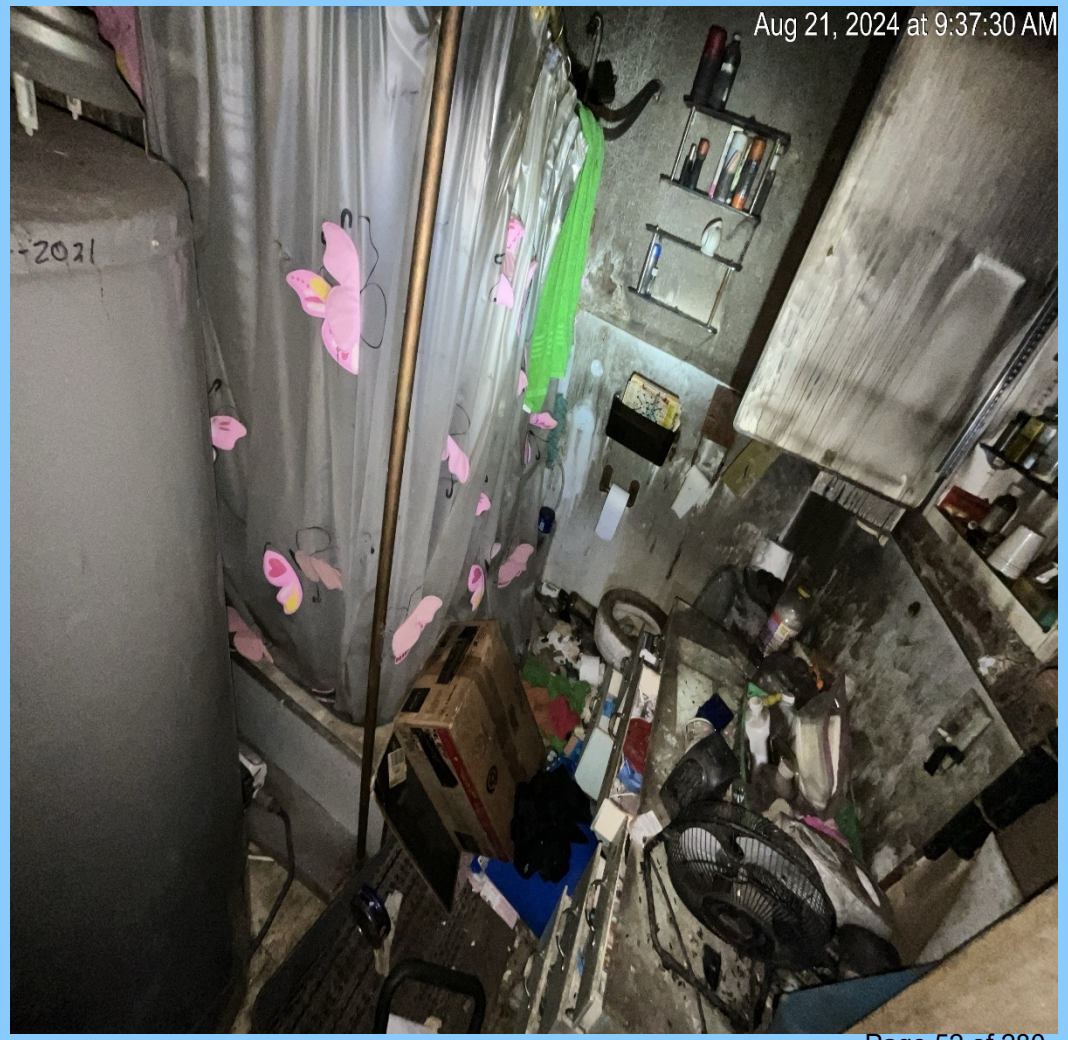
Inadequate Sanitation / Fire Damage





Inadequate Sanitation / Fire Damage





Electrical Hazards





Mechanical Hazard





Timeline of Events

- **November 26, 2022** – Structure fire occurred. AFD estimated damage at $10,000.
- **December 8, 2022** – Affidavit of condemnation was recorded at the county clerk. Sometime after the condemnation, the owners secured the property. All damage was contained to the inside of the structure. No visible damage on the outside. We provided the owner ample time to submit a plan of action and start repairs.
- **May 15, 2024** – Unable to locate notices/tracking info for condemnation notice and 30/60. New condemnation notice and 30-60 were sent to property owners.
- **June 7, 2024** - Began to notice exterior of property is being neglected and the grass had become a fire hazard. Started issuing criminal complaints for the grass and accumulation of junk in front yard. Notices of violation were sent to the owners, attempted to contact them by phone, and through the neighbor to address the yard and provide plan of action.
- **August 21, 2024** – Served a code inspection warrant at the property to get a full look inside of the structure.
- **September 10, 2024** – Notice of October hearing posted on structure.
- **September 11, 2024** – Notice of October 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 1325 Pecan St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:10/2/2024

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 C.
Sq Ft: 1,535
Structural: OK
Foundation: OK
Value: $84,962
Delinquent Tax: $714.76

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 we were unsuccessful.
July 5, 2023 – 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 and why it was in the condition we found it in.

August 14, 2023 – City contractor completed clean up abatement of property exterior.
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.
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.
June 5, 2024 – **Board ordered case tabled** until next hearing. Sister was at hearing to inform Board that transfer is in work and sale will happen soon.
July 3, 2024 – Family is still awaiting property transfer. **Board ordered 30-60**.
August 5, 2024 – Informed by family that due to another heir being discovered some additional work was needing to be done to do the property transfer. Family member was unsure if the transfer would take place. There is no closing date at this time.
September 10, 2024 – Notice of October hearing posted on structure.
September 11, 2024 – Sent notice of hearing to deceased owner's sister that is handling transfer of property. She let us know there are still hold ups with the title company. We were provided a phone number for the additional located heir. We called him and asked him to provide an address for us to send notices. He said he would call the title company to verify what we told him and he would call us back.

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 October 2, 2024.

ATTACHMENTS:

1. 20241002_23-002935_850 Vine St 20241002_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)
- 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** – 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. She was explained the condemnation process. She didn't know what the family was going to do with the property.
- **August 14, 2023** – City contractor completed clean up abatement of property exterior.

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.
- **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 asked for a week to see if the family was going to attempt to do anything with the property.
- **June 5, 2024** – **Board ordered case tabled** until next hearing. Sister was at hearing to inform Board that transfer is in work and sale will happen soon.
- **July 3, 2024** – Family is still awaiting property transfer. **Board ordered 30-60.**
- **August 5, 2024** – Informed by family that due to another heir being discovered some additional work was needing to be done to do the property transfer. Family member was unsure if the transfer would take place. There is no closing date at this time.
- **September 10, 2024** – Notice of October hearing posted on structure.
- **September 11, 2024** – Sent notice of hearing to deceased owner's sister that is handling transfer of property. She let us know there are still hold ups with the title company. We were provided a phone number for the additional located heir. We called him and asked him to provide an address for us to send notices. He said he would call the title company to verify what we told him and he would call us back.

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:10/2/2024

TO:

FROM:

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

GENERAL INFORMATION

Owner: 300 Wall St, LLC
Sq Ft: 274,521
Structural: Good
Foundation: Good
Value: $2,655,369
Delinquent Tax: $185,742

SPECIAL CONSIDERATIONS

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

Property requires regular attention from Law Enforcement and Code Compliance.
March 21, 2024 – Served administrative search warrant
April 3, 2024 – Board ordered 30/60 – Owner not at hearing. No contact from owner after decision sent.
August 22, 2024 – All three properties mowed by city.
September 3, 2024 – Discovered property was originally scheduled for June 2024 tax auction but was pulled and moved to December 2024 tax auction.
September 10, 2024 – Notice of October hearing posted on structure.
September 11, 2024 – Notice of October hearing sent to property owner. Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors and garage doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that is maintained by the city.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $500.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $74,500.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on October 2, 2024.

ATTACHMENTS:

1. 20241002_24-000052_300 Wall St 20241002_24-000052_300 Wall St.pptx

Case #24-000052

300 Wall St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Special Warranty Deed naming **300 Wall Street, LLC** as owner

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

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

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

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

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

Public Notice



Front East Side



Front East Side



Front East Side



Rear West Side



Rear West Side



Rear West Side



North Side



North Side



North Side



South Side



South Side



South Side



South Side



Top View


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

Substandard Code Violations

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

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

Inadequate Security



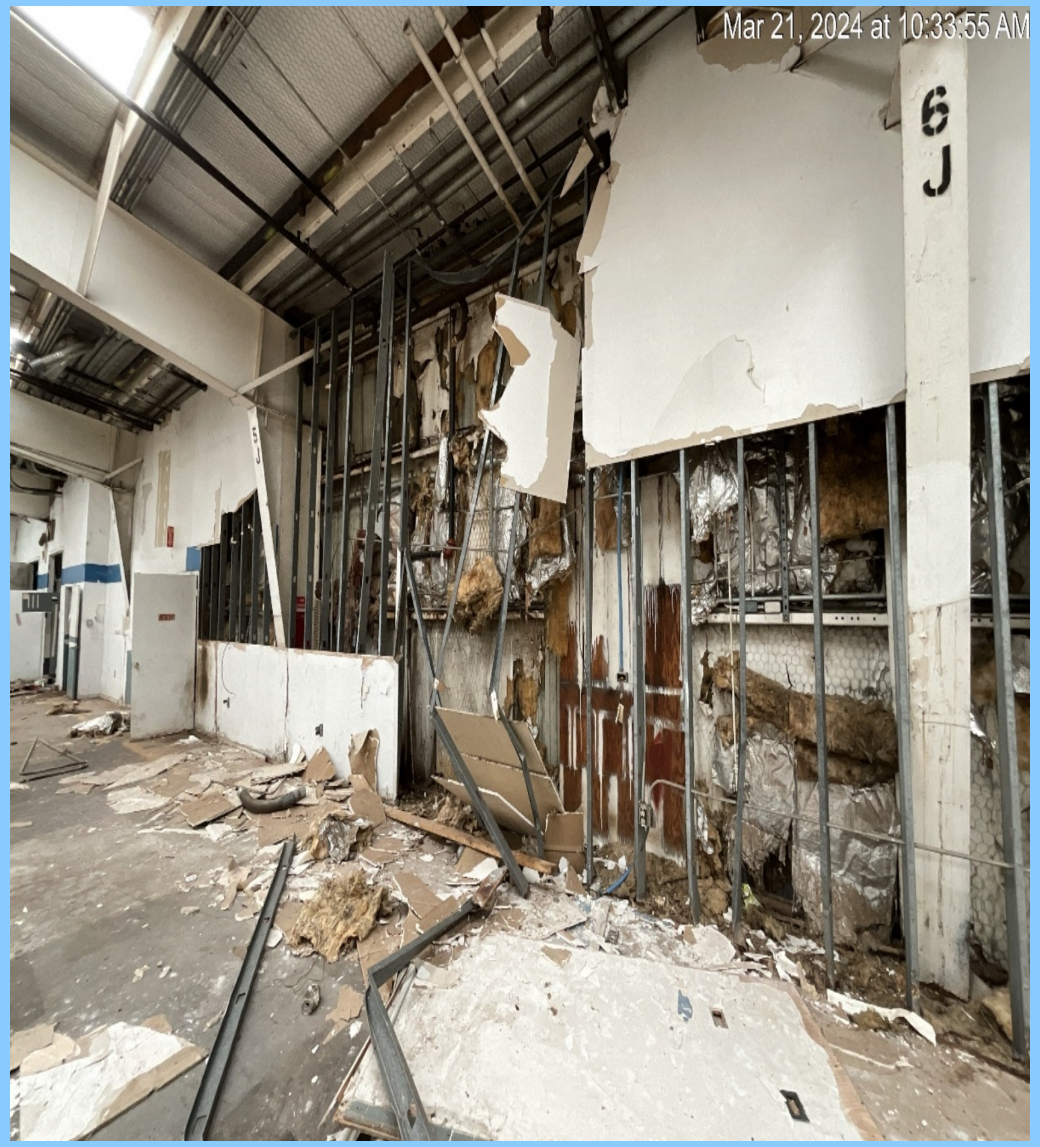


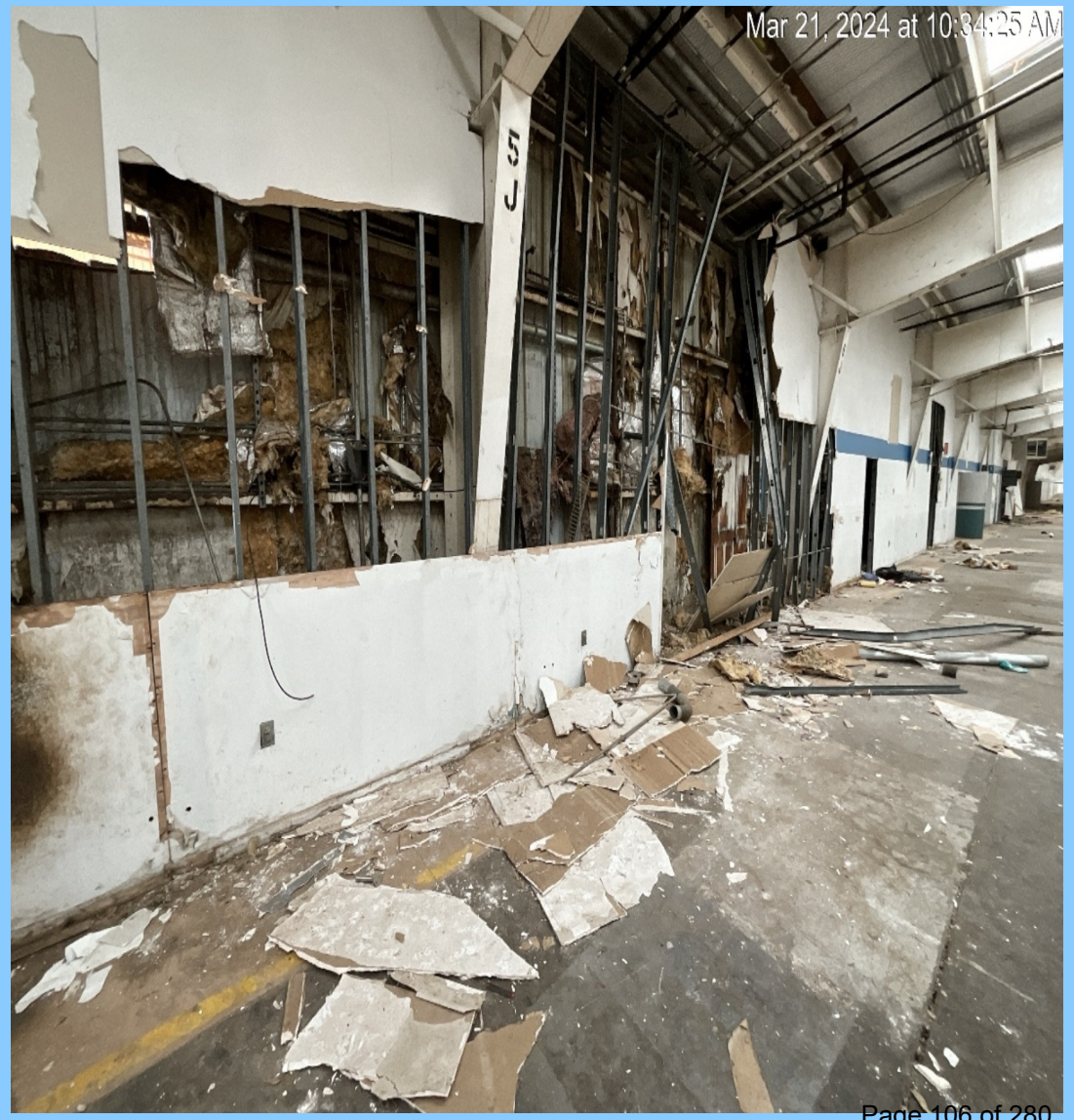
Front and Side Entrance





Structural / Electrical Hazard



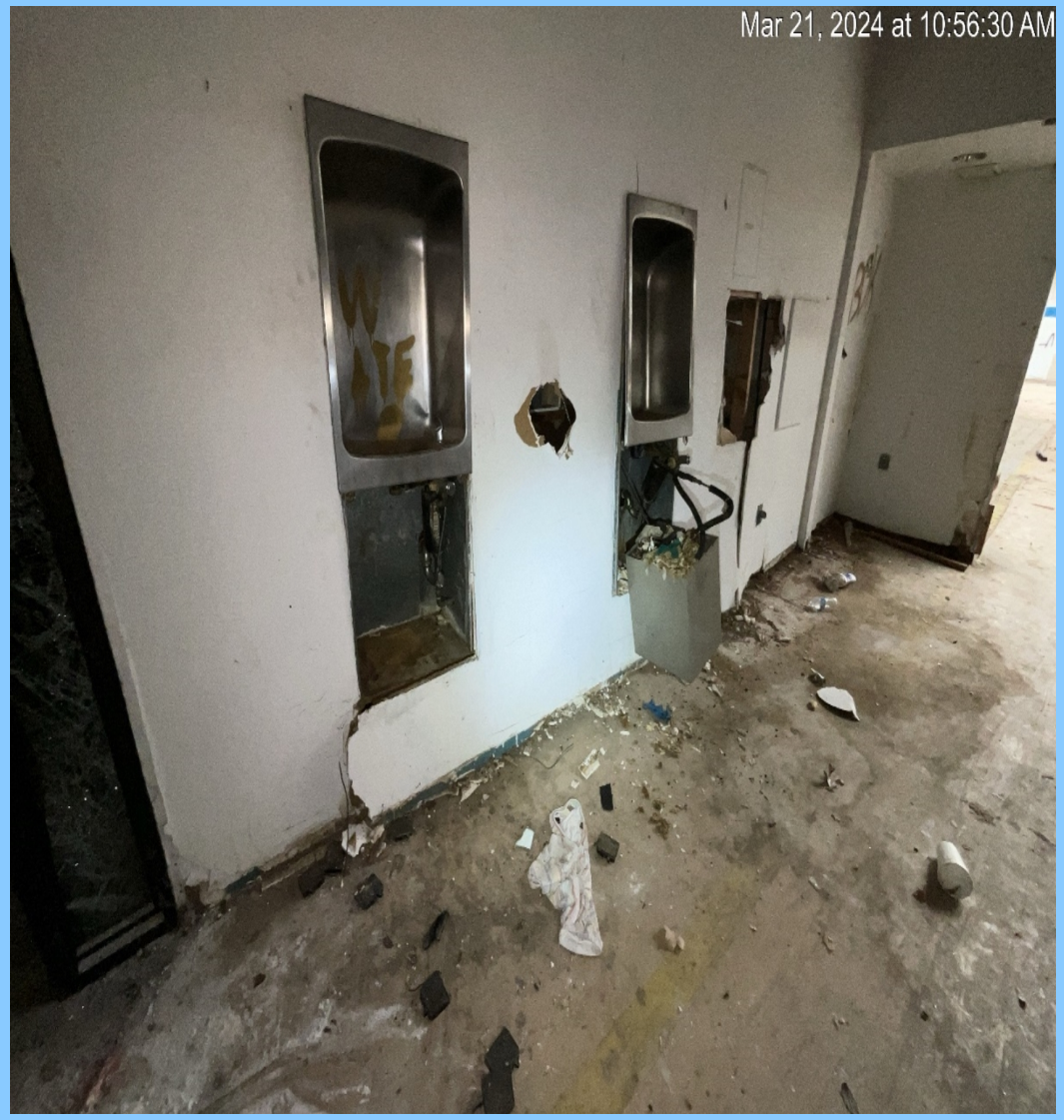


Hazardous Structural/Faulty Weather Protection





Inadequate Sanitation





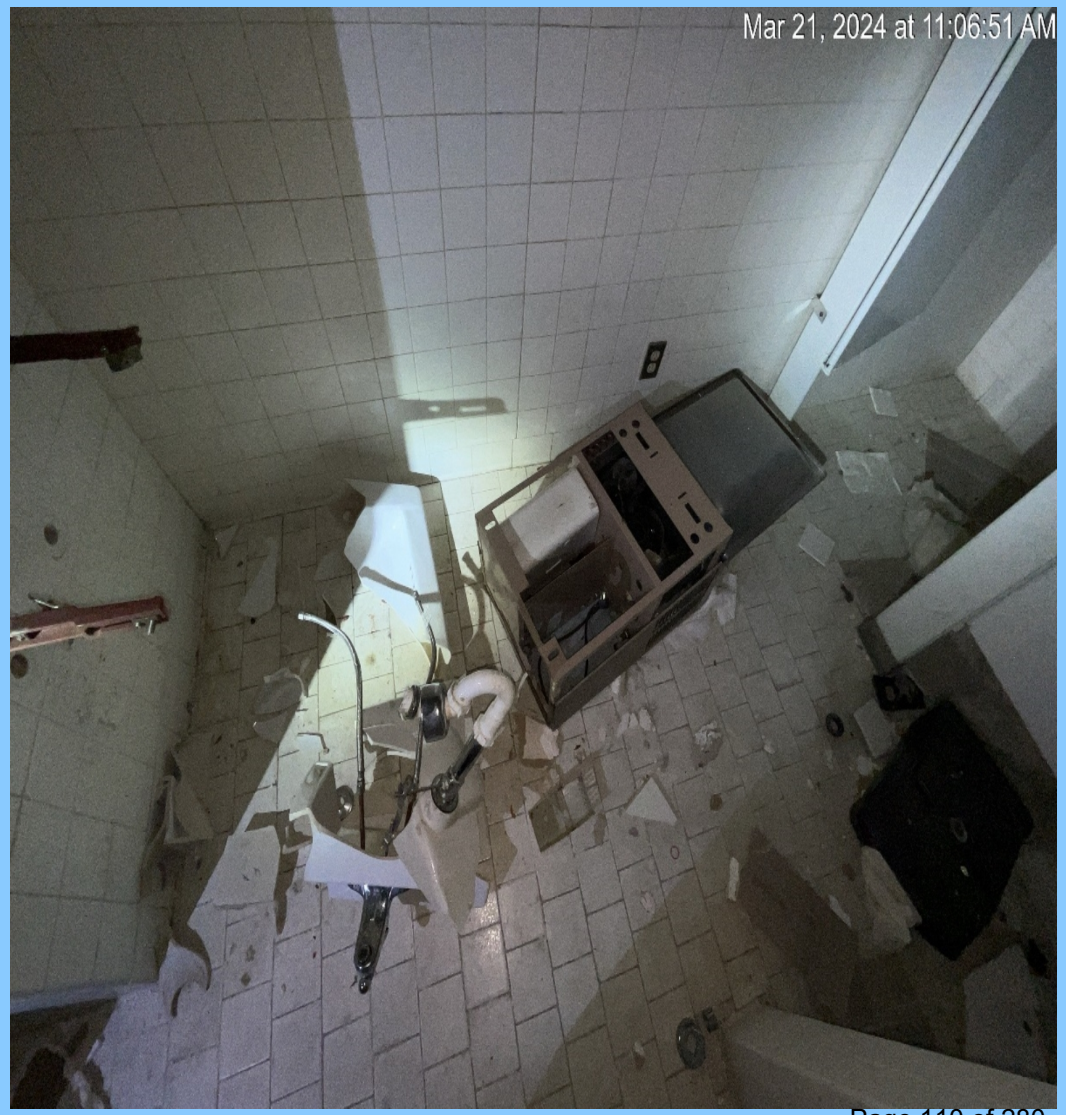
Interior Vandalism





Interior Vandalism





Interior Vandalism





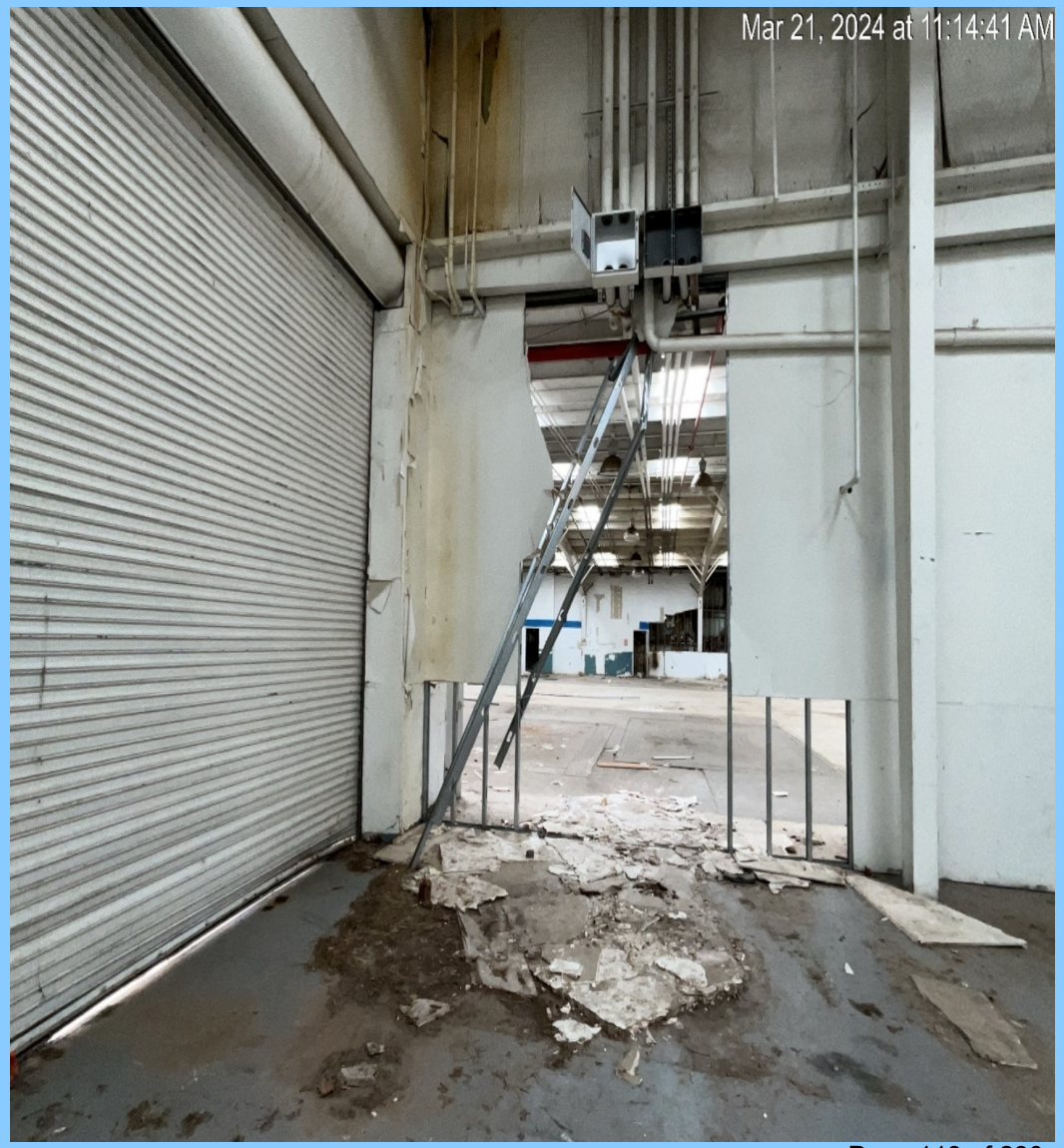
Interior Vandalism



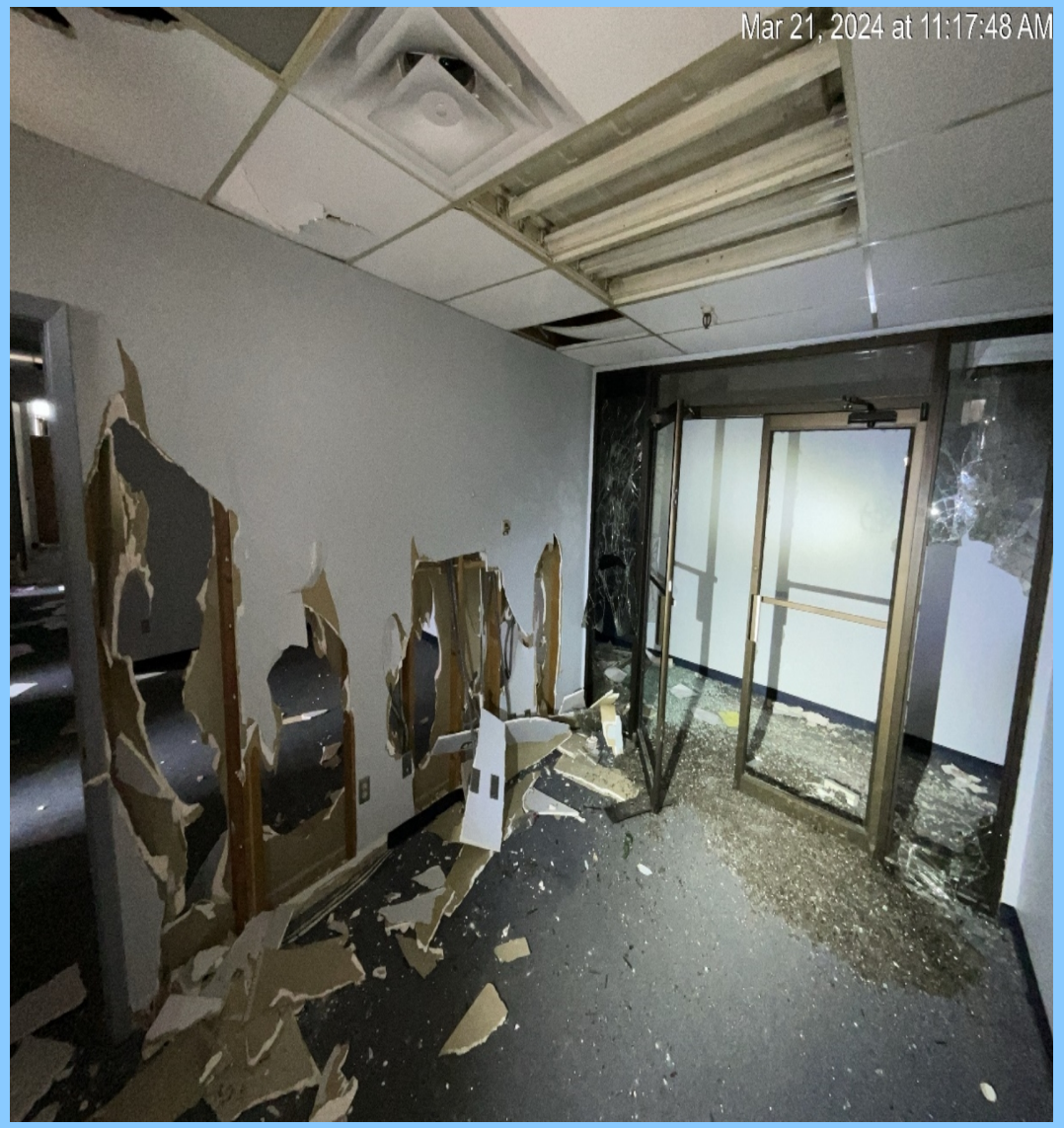


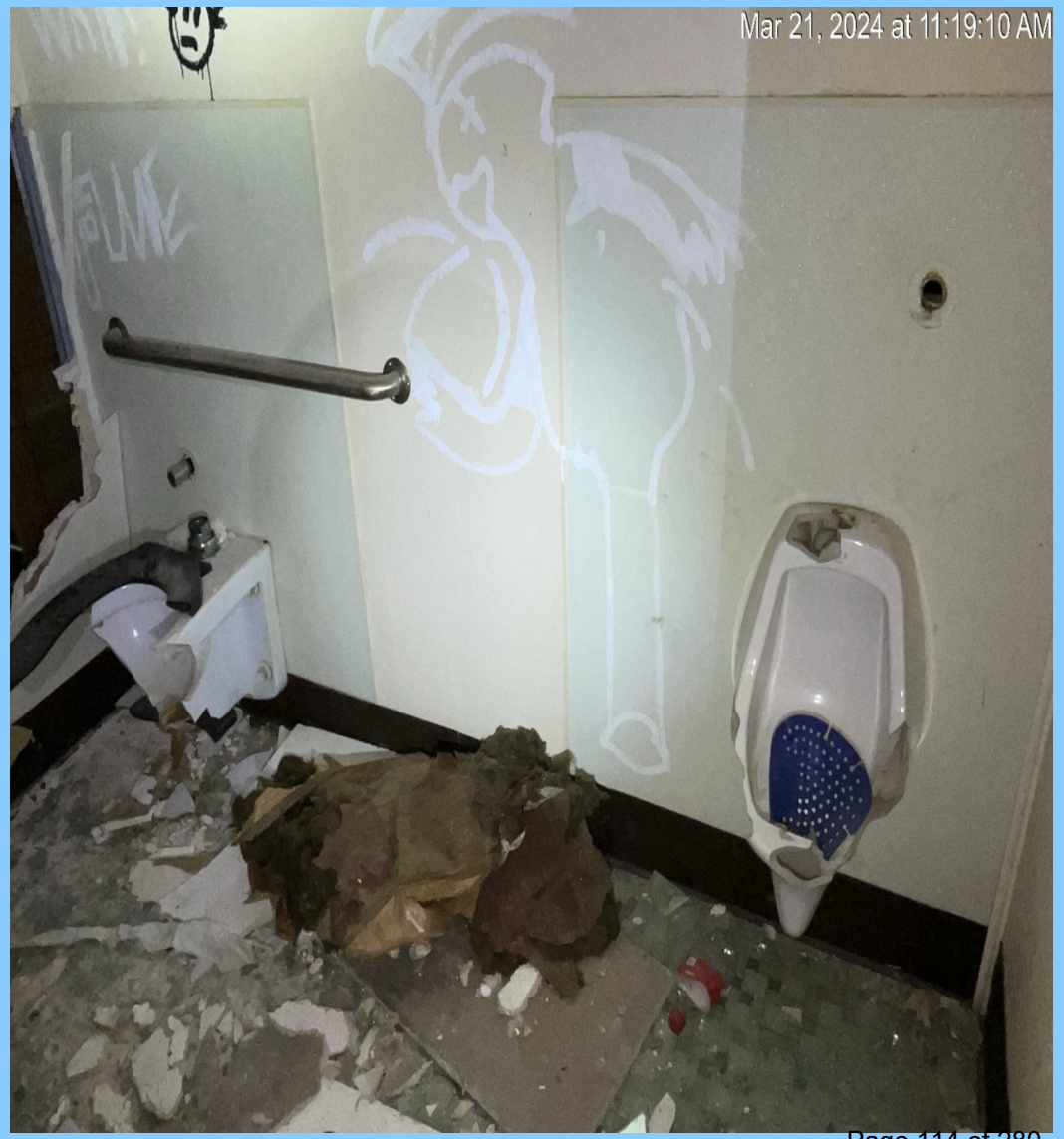
Interior Vandalism





Interior Vandalism





Timeline of Events

- **September 20, 2019 –** Property mowed by city
- **July 30, 2020 –** Property mowed by city
- **February 10, 2022 –** Alerted of problematic structure by APD. Structure was broken into and unsecured. Some activity taking place was juveniles caught with firearms, property used as hangout for vagrants and drug use, copper theft. Windows, doors and fence found to be unsecured, and damaged.
- **March 8, 2022** – Property was secured by city contractor.
- **April 19, 2022** – Property cleaned up by city contractor.
- **January 22, 2023** – Property mowed by city.
- **August 2, 2023** – Property mowed by city.
- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **January 16, 2024** – Condemnation notice and 30-60 sent to property owner.
- **March 8, 2024** – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention from Law Enforcement and Code Compliance.
- **March 21, 2024** – Served administrative search warrant, discovered extensive interior damage and dangerous conditions.
- **April 3, 2024** – **Board ordered 30/60** – Owner not at hearing.
- **August 22, 2024** – All three properties mowed by city.

Timeline of Events

- **September 3, 2024** – Informed by Taylor County Appraisal District that this property was originally scheduled for June 2024 tax auction but was rescheduled for the December 2024 tax auction.
- **September 10, 2024** – Notice of October hearing posted on structure.
- **September 11, 2024** – Notice of October hearing sent to property owner.
- **September 11, 2024** – Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors, open roll-up doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that have been maintained by the city.

Staff Recommendation:

Order:

Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $500.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $74,500.

End of 300 Wall St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:10/2/2024

TO:

FROM:

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

GENERAL INFORMATION

Owner: 300 Wall Street LLC
Sq Ft: 43,104
Structural: OK
Foundation: OK
Value: $346,252
Delinquent Tax: $24,976

SPECIAL CONSIDERATIONS

February 20, 2022 – (5502) Mowed by city.
March 2, 2022 – (5512) Mowed by city.
February 10, 2022 – Alerted of problematic structures by APD. Structure was broken into and unsecured. Some activity taking place was juveniles caught with firearms, property used as hangout for vagrants and drug use, copper theft. Windows, door and fences found to be unsecured, and damaged.
January 11, 2024 – Affidavit of condemnation recorded at county clerk.
January 16, 2024 – Condemnation notice and 30-60 sent to property owner.
January 22, 2023 – (5502) Mowed by city.
August 7, 2023 – (5502) Mowed by city.
March 8, 2024 – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention from Law Enforcement and Code Compliance.
March 18, 2024 – Notice of April hearing sent to property owner and posted on structure.
March 21, 2024 – Served administrative search warrant

April 3, 2024 – Board ordered 30/60 – Owner not at hearing. No contact from owner after decision sent.
August 22, 2024 – All three properties mowed by city.
September 3, 2024 – Discovered property was originally scheduled for June 2024 tax auction but was pulled and moved to December 2024 tax auction.
September 10, 2024 – Notice of October hearing posted on structure.
September 11, 2024 – Notice of October hearing sent to property owner.
September 11, 2024 – Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors and garage doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that is maintained by the city.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $14,900.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on October 2, 2024.

ATTACHMENTS:

1.	20241002_24-000054_5502_5512 N. 1st St	20241002_24-000054_5502_5512 N. 1st St.pdf

Case #24-000054
Case #24-000055
5502 / 5512 N. 1st St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Special Warranty Deed naming **300 Wall Street, LLC** as owner

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

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

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

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

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

Public Notice





Front South Side



Front South Side



Front South Side



Front South Side



Rear North Side



Rear North Side



East Side



East Side



East Side



West Side



West Side



West Side



West Side



Top View

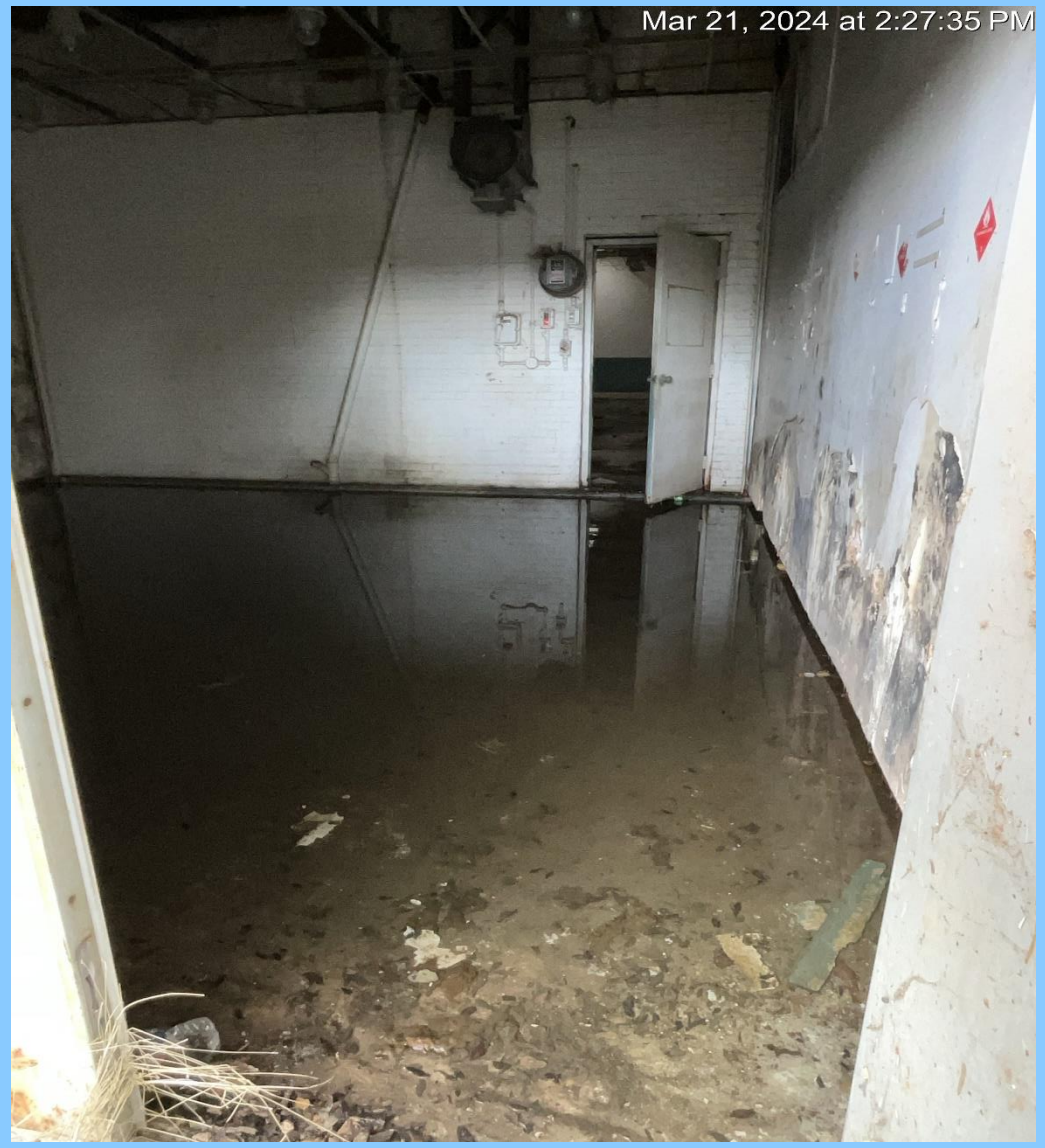

LOCKHEED WY
WALL ST
LI
300 Wall St
5512 N.
1st St
5502 N.
1st St
N 1ST ST

Substandard Code Violations

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

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

Inadequate Sanitation



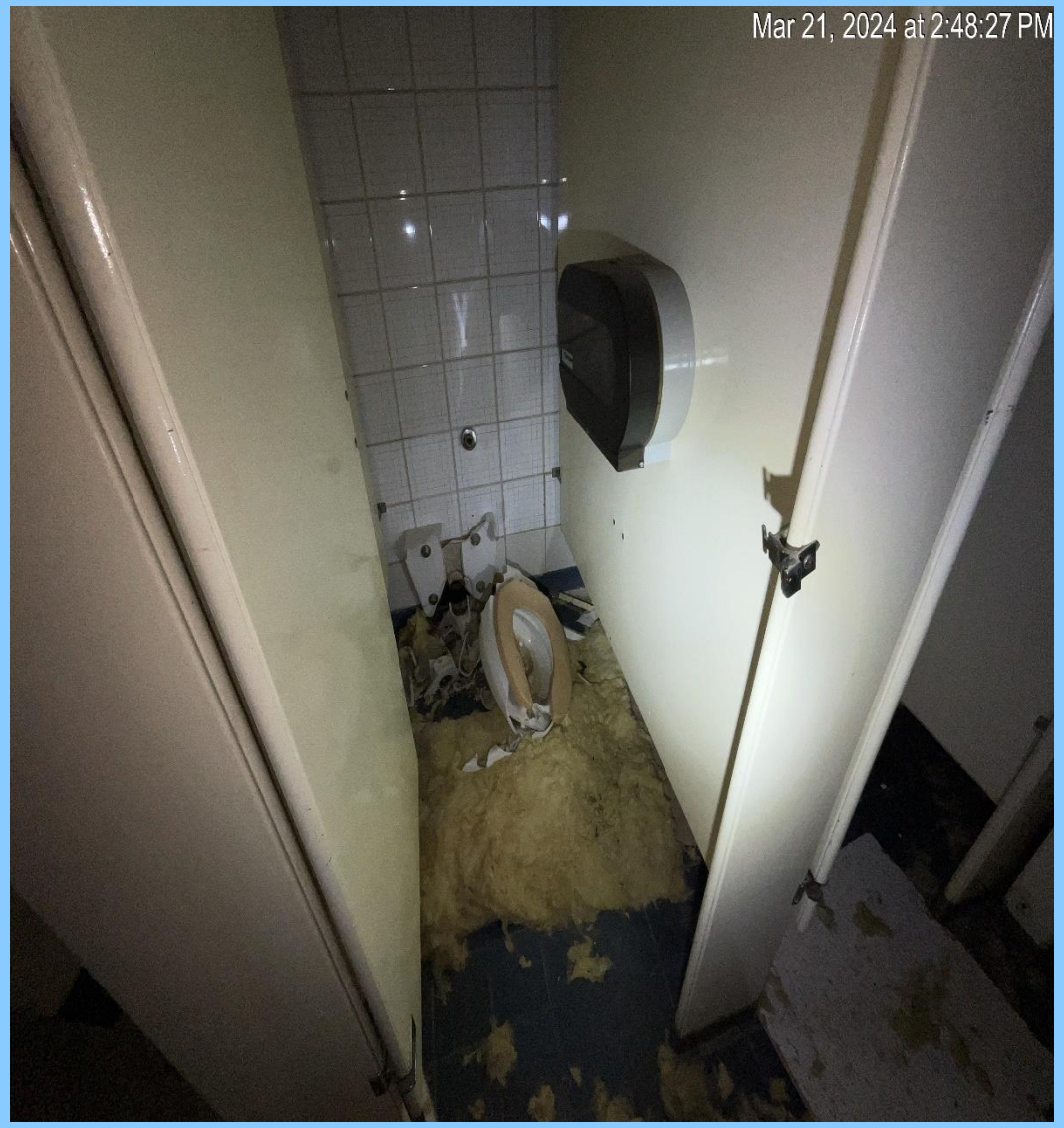


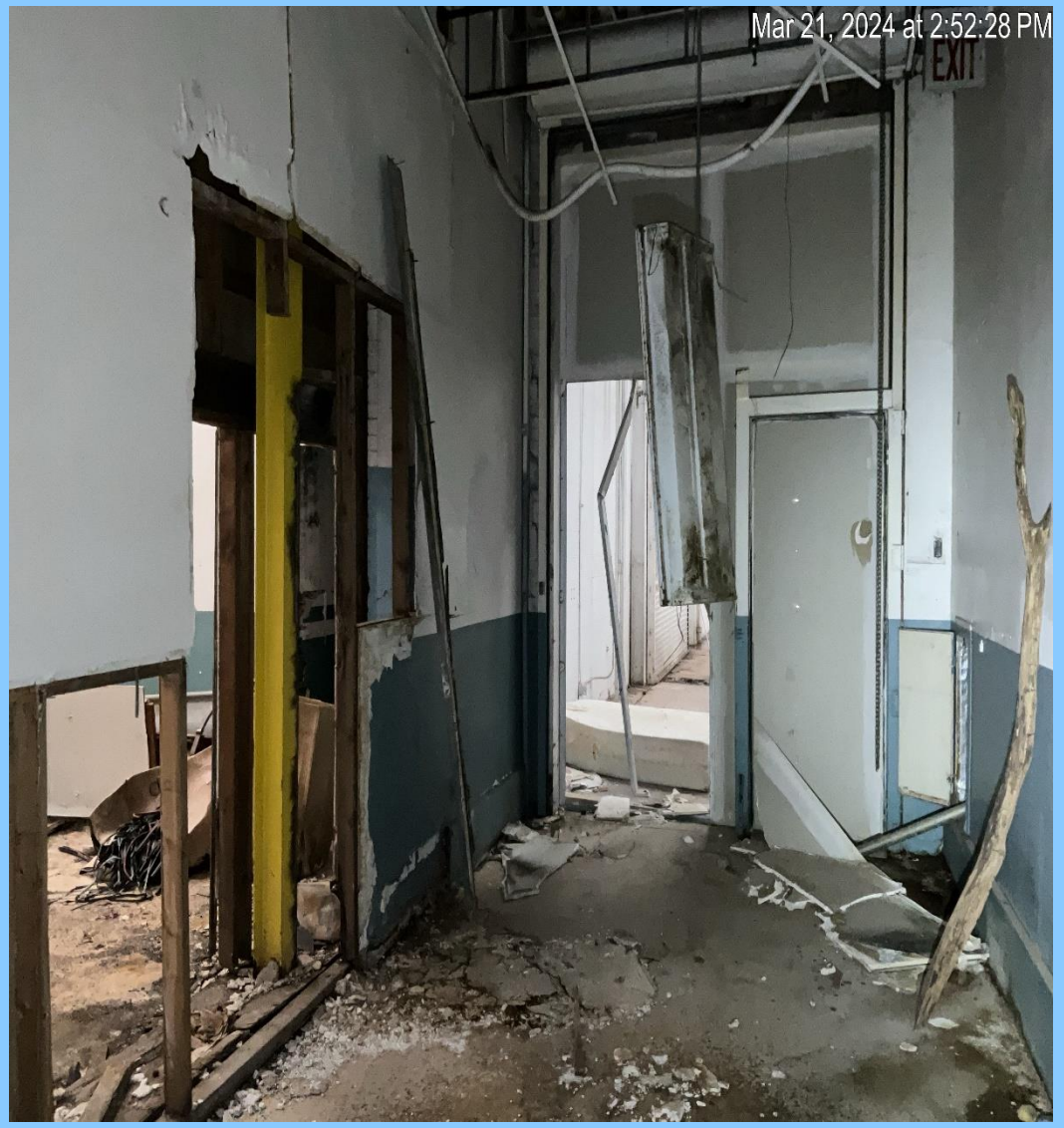
Nuisance/Interior Vandalism



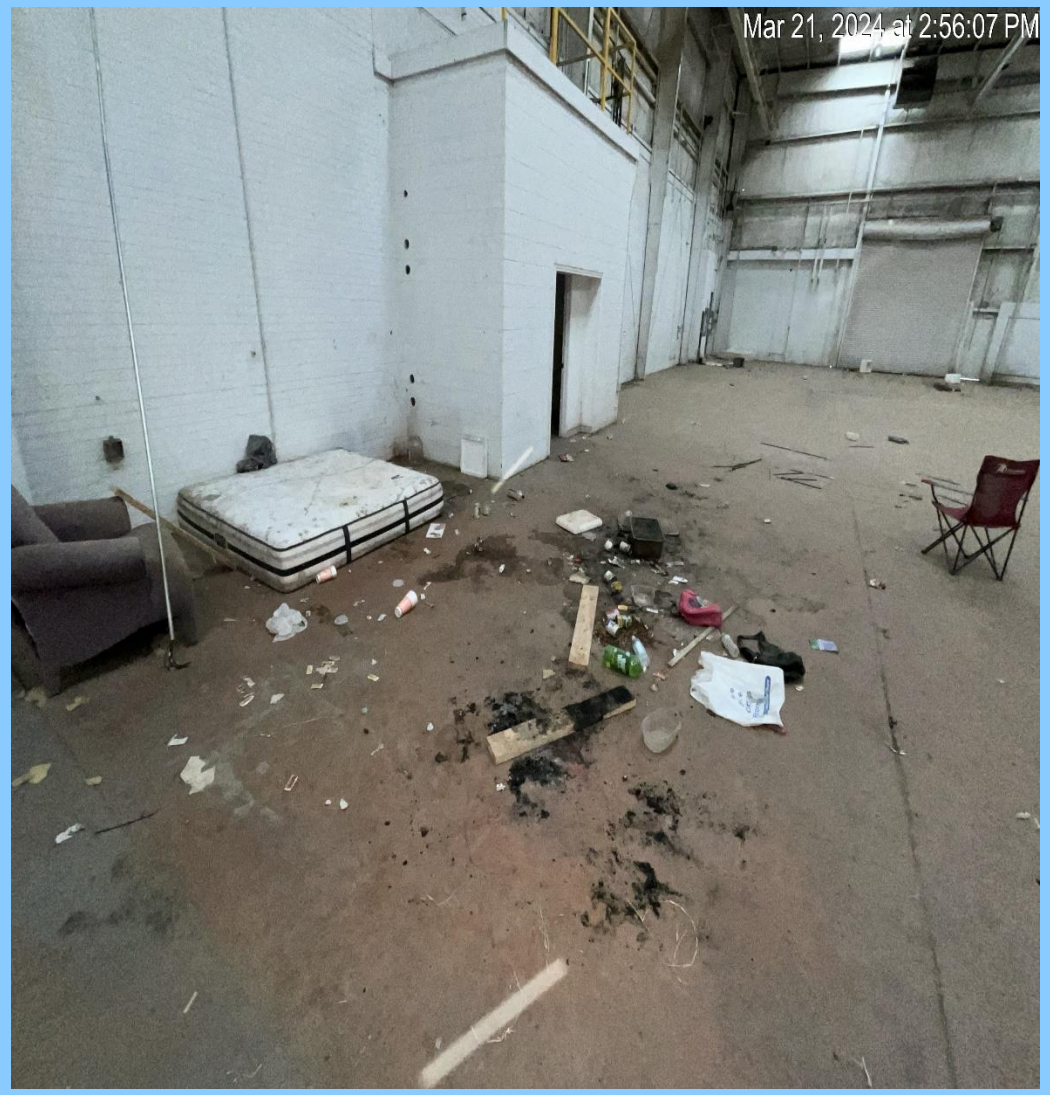


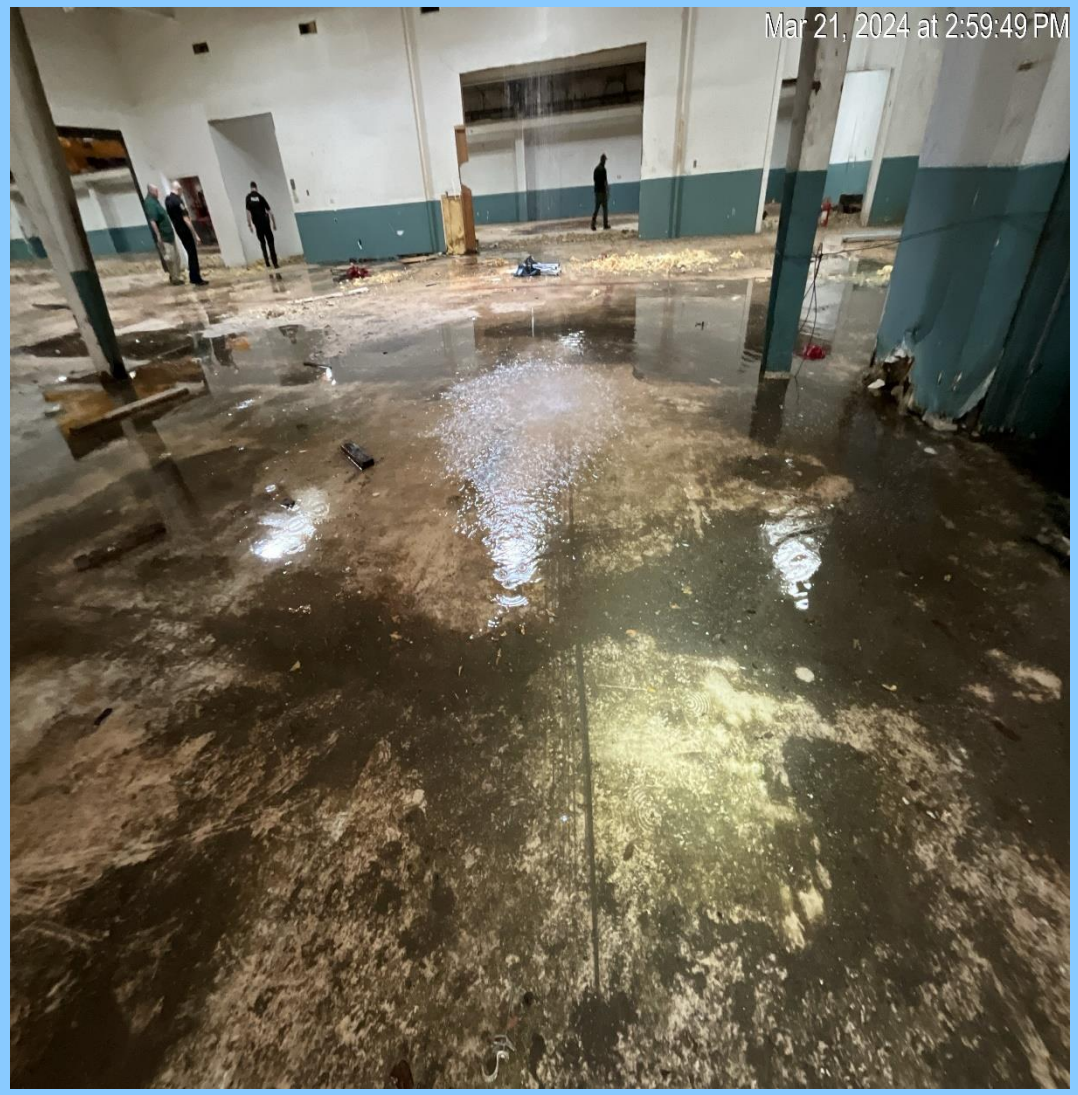
Interior Vandalism





Faulty Weather Protection/Vagrant Activity



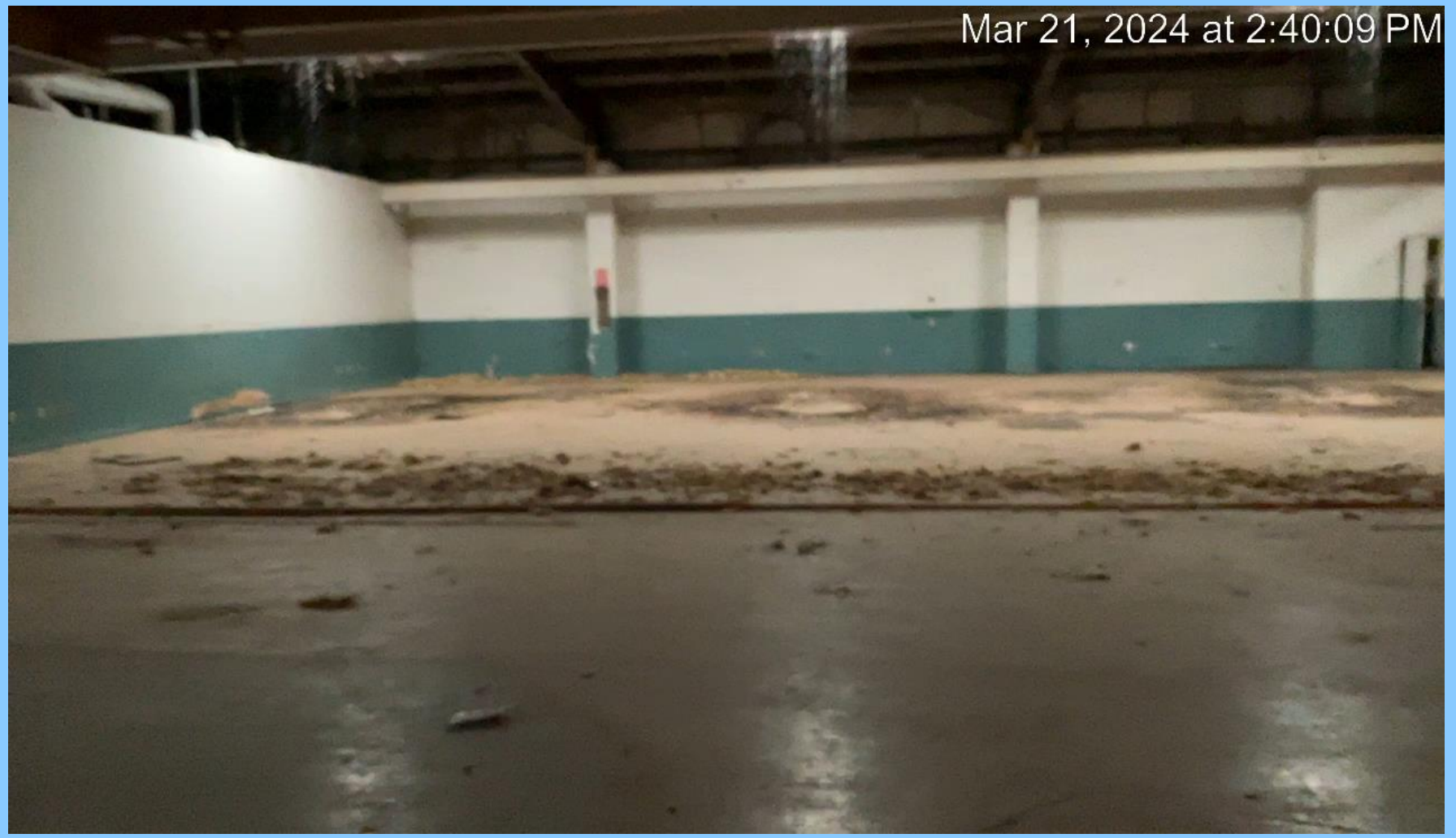


Inadequate Sanitation/Dangerous Structure





Video 1



Video 2



Timeline of Events

- **February 10, 2022 –** Alerted of problematic structures by APD. Structure was broken into and unsecured. Some activity taking place was juveniles caught with firearms, property used as hangout for vagrants and drug use, copper theft. Windows, doors and fence found to be unsecured, and damaged.
- **February 20, 2022 –** (5502) Mowed by city.
- **March 2, 2022 –** (5512) Mowed by city.
- **January 22, 2023 –** (5502) Mowed by city.
- **August 7, 2023 –** (5502) Mowed by city.
- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **January 16, 2024** – Condemnation notice and 30-60 sent to property owner.
- **March 8, 2024** – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention from Law Enforcement and Code Compliance.
- **March 21, 2024** – Served administrative search warrant, discovered extensive interior damage and dangerous conditions.
- **April 3, 2024** – **Board ordered 30/60** – Owner not at hearing.
- **August 22, 2024** – All three properties mowed by city.

Timeline of Events

- **September 3, 2024** – Informed by Taylor County Appraisal District that the property was originally scheduled for June 2024 tax auction but was rescheduled to December 2024 tax auction.
- **September 10, 2024** – Notice of October hearing posted on structure.
- **September 11, 2024** – Notice of October hearing sent to property owner.
- **September 11, 2024** – Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors, open roll-up doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that have been maintained by the city.

Staff Recommendation:

Case 24-000054: 5502 N. 1st St.:

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $14,900.

Case 24-000055: 5512 N. 1st St.:

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $14,900.

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

CITY OF ABILENE TEXAS

Board of Building Standards
Agenda Memo

Meeting Date:10/2/2024

TO:

FROM:

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

GENERAL INFORMATION

Owner: 300 Wall Street LLC
Sq Ft: 42,830
Structural: Good
Foundation: Good
Value: $330,749
Delinquent Tax: $23,712

SPECIAL CONSIDERATIONS

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

March 21, 2024 – Served administrative search warrant
April 3, 2024 – Board ordered 30/60 – Owner not at hearing. No contact from owner after decision sent.
August 22, 2024 – All three properties mowed by city.
September 3, 2024 – Discovered property was originally scheduled for June 2024 tax auction but was pulled and moved to December 2024 tax auction.
September 10, 2024 – Notice of October hearing posted on structure.
September 11, 2024 – Notice of October hearing sent to property owner.
September 11, 2024 – Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors and garage doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that is maintained by the city.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $14,900.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on October 2, 2024.

ATTACHMENTS:

1.	20241002_24-000054_5502_5512 N. 1st St	20241002_24-000054_5502_5512 N. 1st St.pdf

Case #24-000054
Case #24-000055
5502 / 5512 N. 1st St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Special Warranty Deed naming **300 Wall Street, LLC** as owner

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

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

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

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

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

Public Notice





Front South Side



Front South Side



Front South Side



Front South Side



Rear North Side



Rear North Side



East Side



East Side



East Side



West Side



West Side



West Side



West Side



Top View

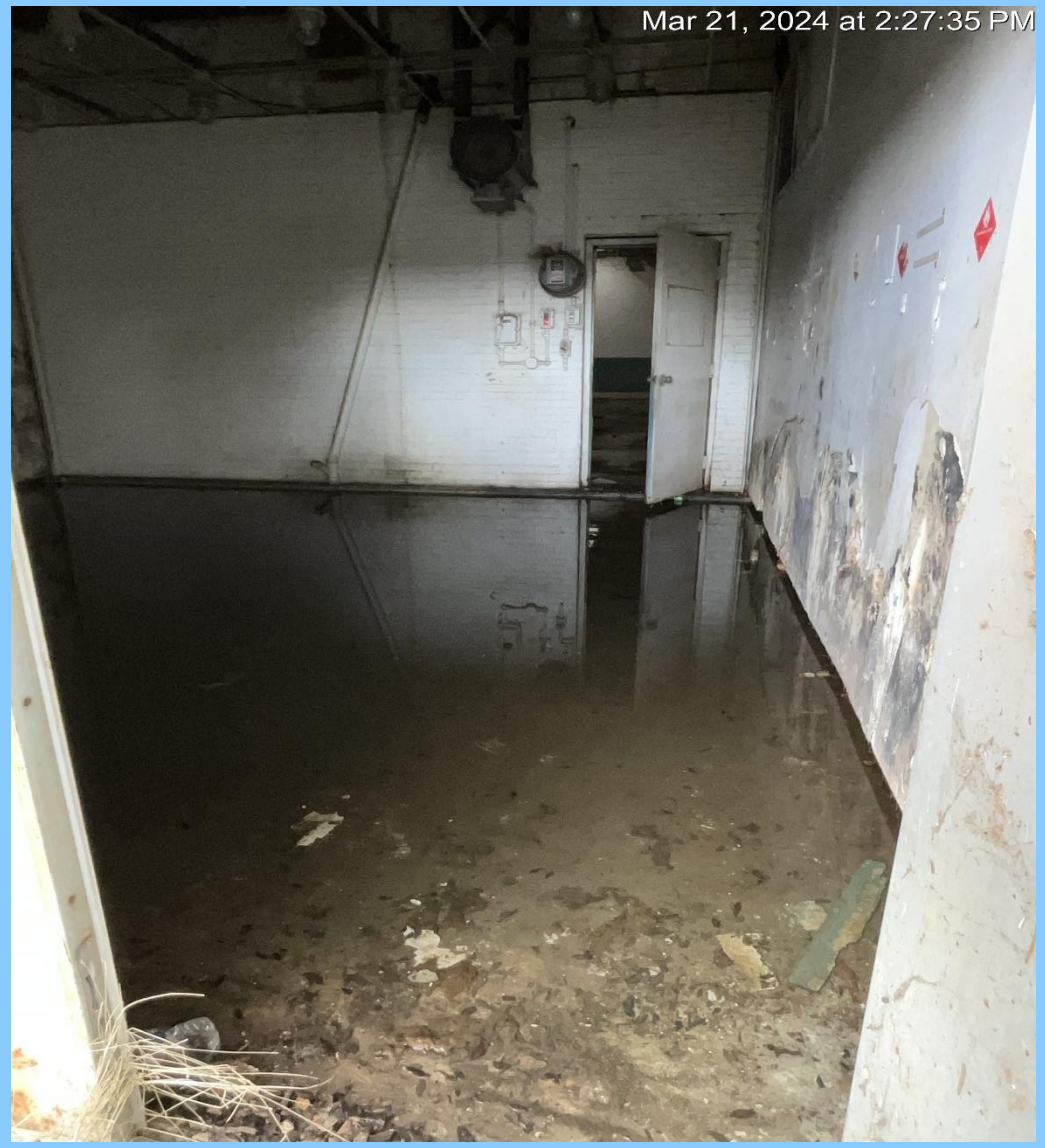

LOCKHEED WY
WALL ST
LI
300 Wall St
5512 N.
1st St
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N 1ST ST

Substandard Code Violations

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

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



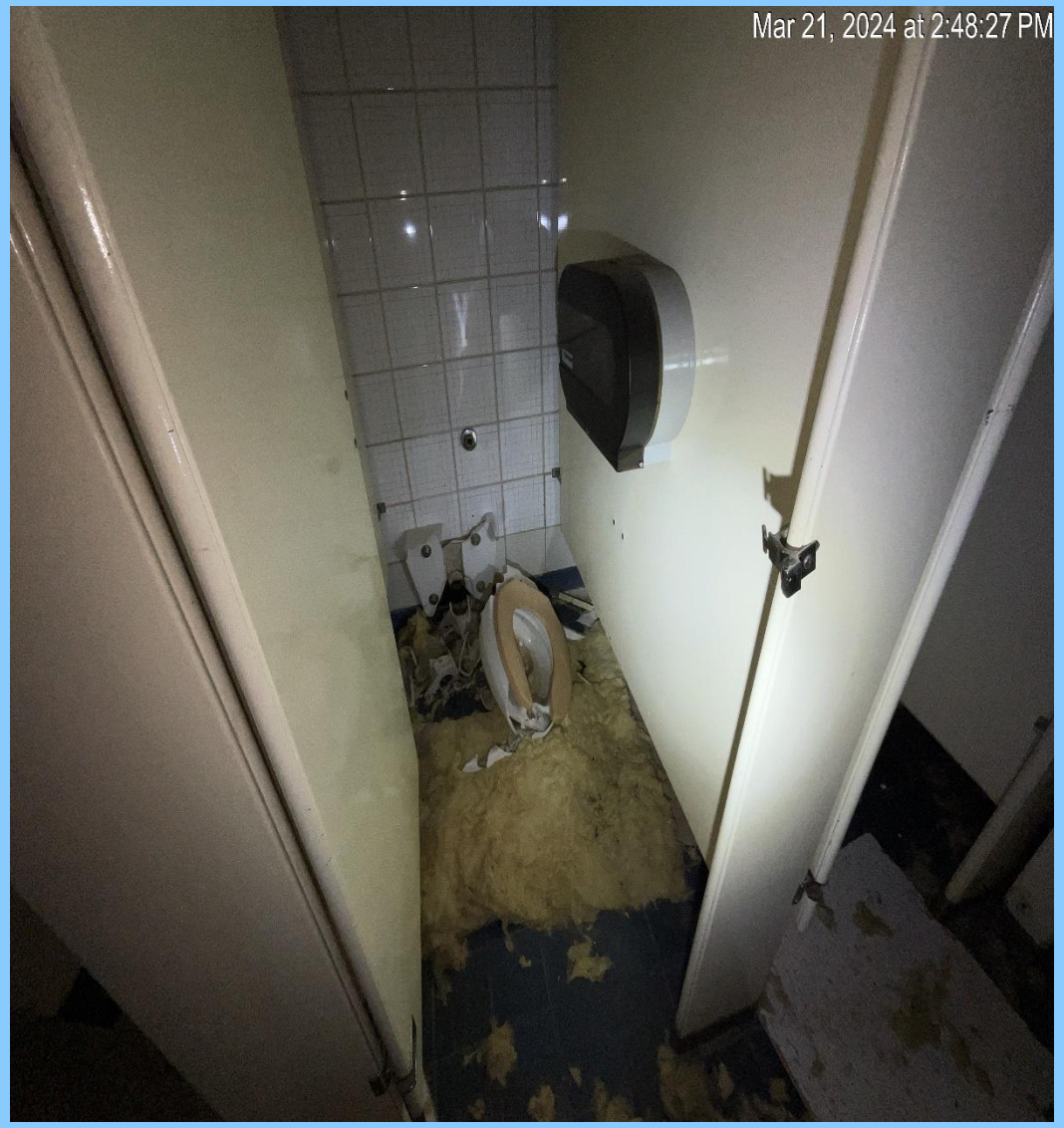


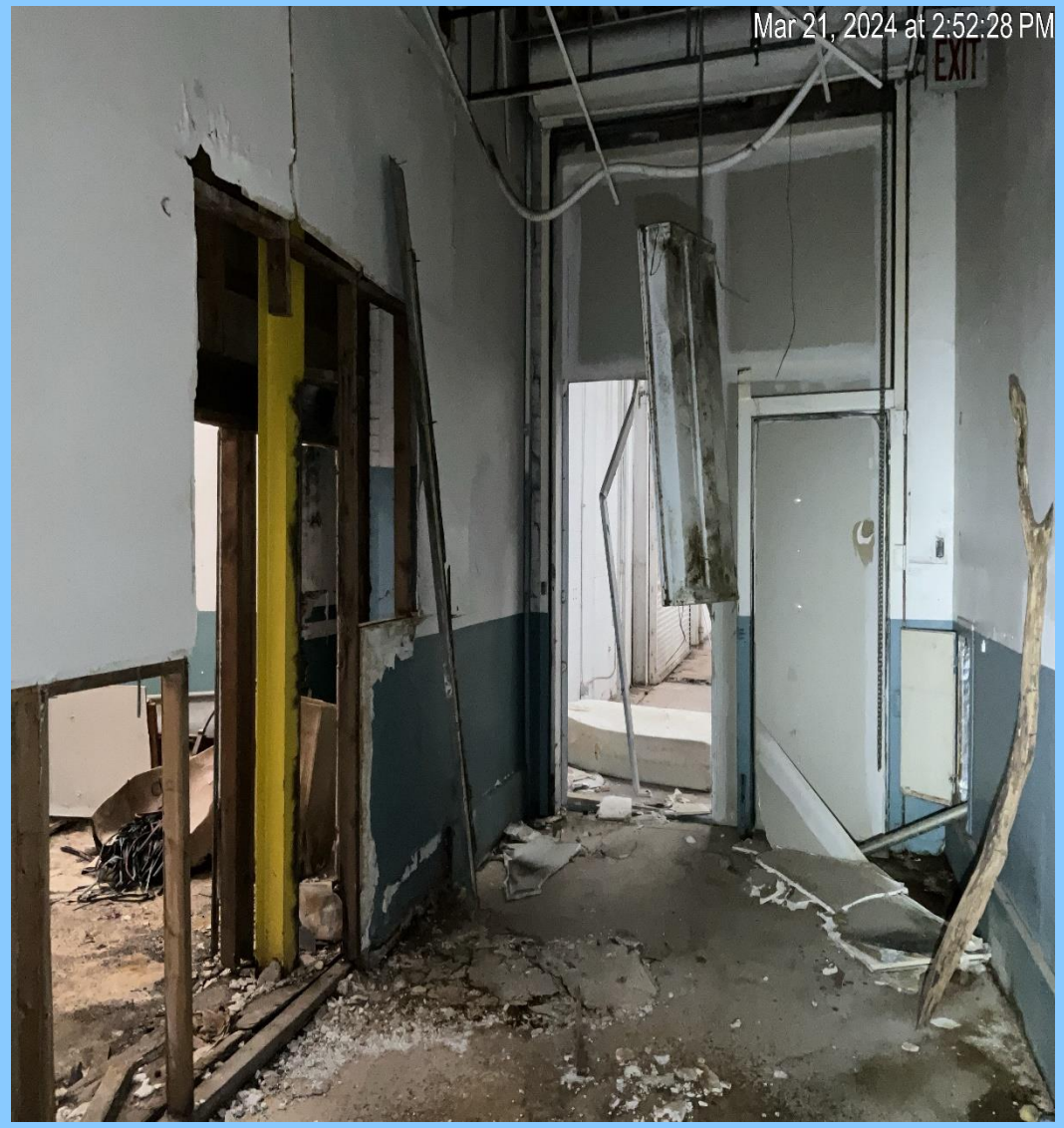
Nuisance/Interior Vandalism



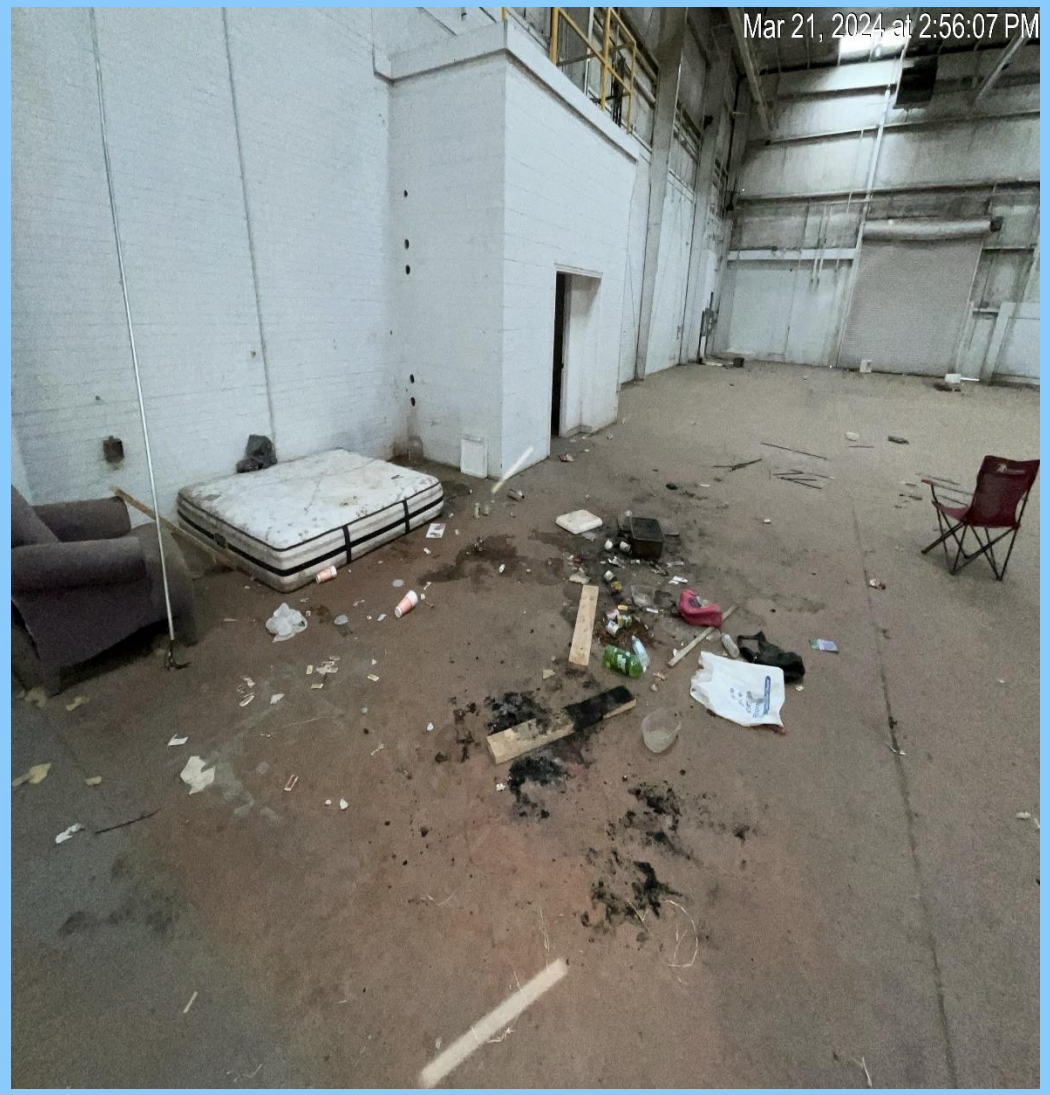


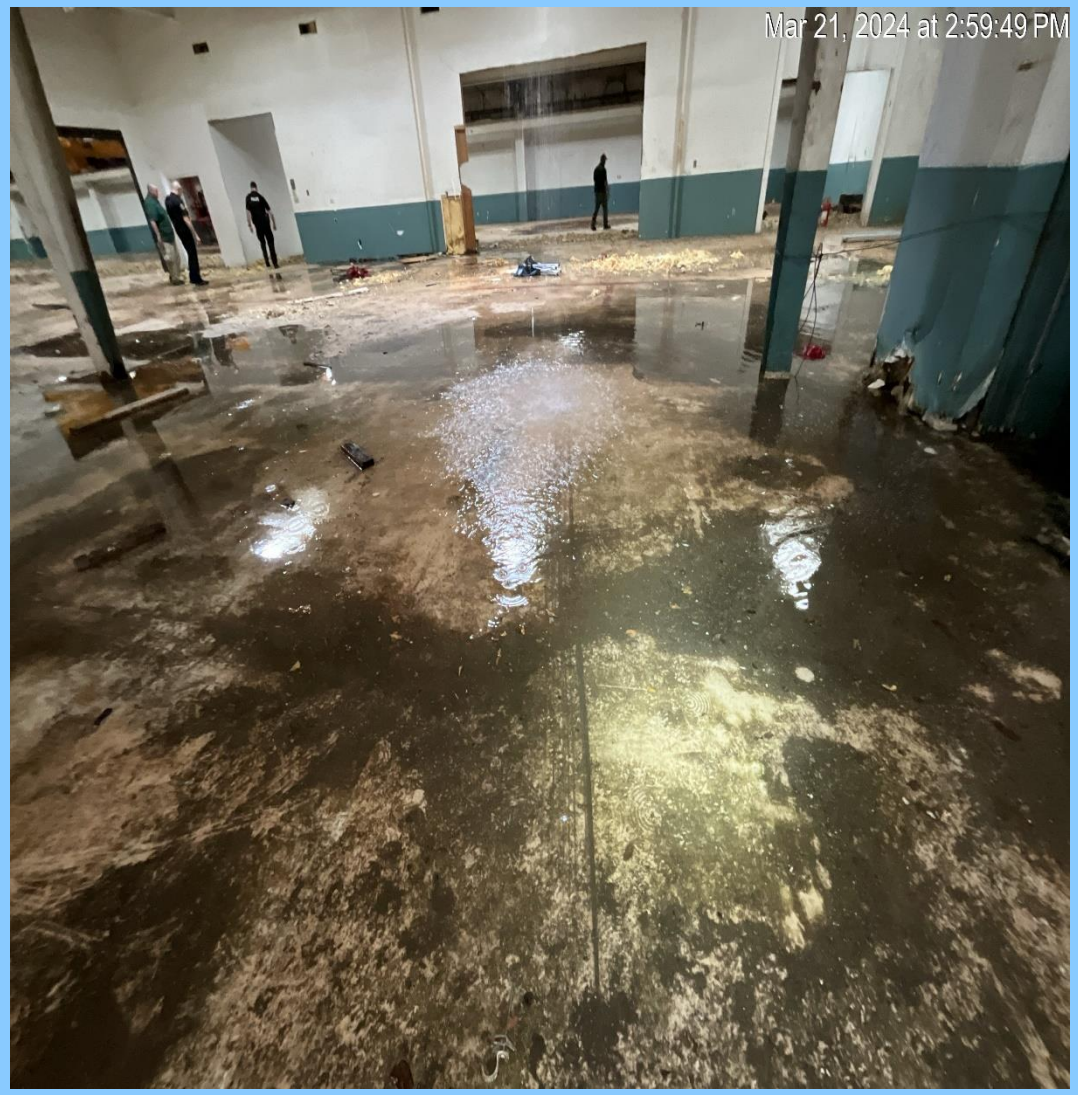
Interior Vandalism





Faulty Weather Protection/Vagrant Activity



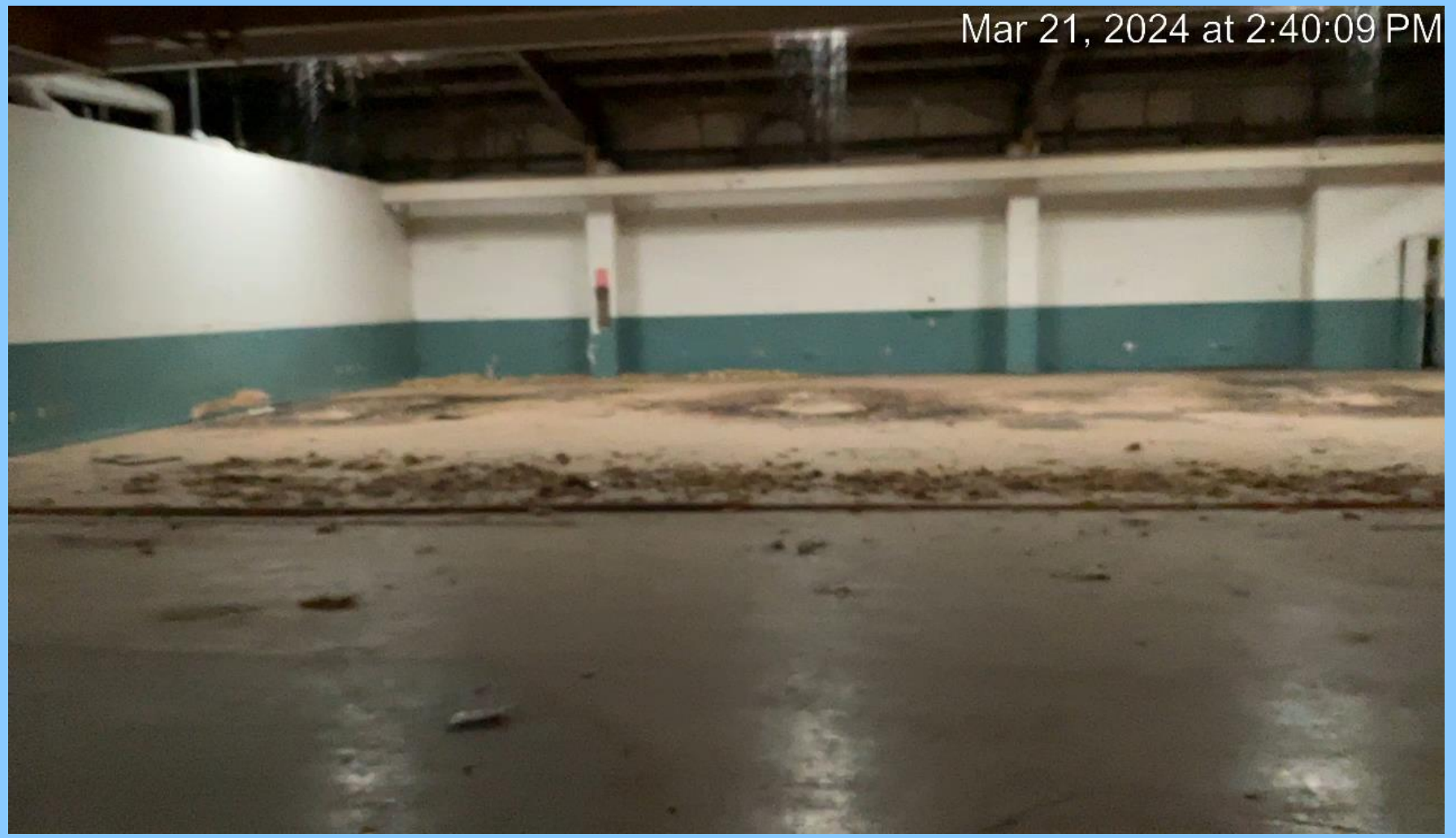


Inadequate Sanitation/Dangerous Structure





Video 1



Video 2



Timeline of Events

- **February 10, 2022 –** Alerted of problematic structures by APD. Structure was broken into and unsecured. Some activity taking place was juveniles caught with firearms, property used as hangout for vagrants and drug use, copper theft. Windows, doors and fence found to be unsecured, and damaged.
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- **March 2, 2022 –** (5512) Mowed by city.
- **January 22, 2023 –** (5502) Mowed by city.
- **August 7, 2023 –** (5502) Mowed by city.
- **January 11, 2024** – Affidavit of condemnation recorded at county clerk.
- **January 16, 2024** – Condemnation notice and 30-60 sent to property owner.
- **March 8, 2024** – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention from Law Enforcement and Code Compliance.
- **March 21, 2024** – Served administrative search warrant, discovered extensive interior damage and dangerous conditions.
- **April 3, 2024** – **Board ordered 30/60** – Owner not at hearing.
- **August 22, 2024** – All three properties mowed by city.

Timeline of Events

- **September 3, 2024** – Informed by Taylor County Appraisal District that the property was originally scheduled for June 2024 tax auction but was rescheduled to December 2024 tax auction.
- **September 10, 2024** – Notice of October hearing posted on structure.
- **September 11, 2024** – Notice of October hearing sent to property owner.
- **September 11, 2024** – Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors, open roll-up doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that have been maintained by the city.

Staff Recommendation:

Case 24-000054: 5502 N. 1st St.:

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $14,900.

Case 24-000055: 5512 N. 1st St.:

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day from the date of non-compliance being May 5, 2024 through October 1, 2024, which is a total of 149 days. Total civil penalties to be assessed is $14,900.

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

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:10/2/2024

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: $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 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.
September 4, 2024 – **Board ordered case tabled** to give owner time to get court document to be able to sell property due to minor son being listed on deed.
September 10, 2024 – Notice of October hearing sent to owner.
September 11, 2024 – notice of October 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 October 2, 2024.

ATTACHMENTS:

1. 20241002_24-000295_417 Amarillo St 20241002_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.
- **July 3, 2024 – Board ordered 30-60.**
- **August, 2024-** The owner of this property backed out of the sale to Jorge Louis. Still no contact from the 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.
- **September 4, 2024** – Board ordered case tabled to give owner time to get court document to be able to sell property due to minor son being listed on deed.
- **September 10, 2024** – Notice of October hearing sent to owner.
- **September 11, 2024** – notice of October 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 417 Amarillo St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:10/2/2024

TO:

FROM:

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

GENERAL INFORMATION

Owner: Advance Captial LLC
Sq Ft: 38,906
Structural: Fair
Foundation: OK
Value: $496,062
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

May 1, 2018 – Structure fire occurred. AFD estimated damages at $30,000.
February 24, 2023 – Received complaints for dilapidated structure. Contacted owner. He agreed to meet with us at structure to inspect the interior. Did complete interior inspection. Owner's plan was to repair.
September 1, 2023 – Case opened for dilapidated structure. Received citizen complaint for glass and parts of exterior falling from upper level of building. Citizen also complained of vagrants breaking in often.
September 14, 2023 – Informed by owner he is looking to sell the property.
November 2, 2023 – Owner sent an update that they are still working on property sale and have a potential buyer.
January 22, 2024 – Owner informed us that he may have a buyer in the coming week, but said the next update wouldn't be for another 1-2 months.
February 12, 2024 – Affidavit of condemnation filed at county clerk.

February 28, 2024 – Received phone call from new property owner. Explained condemnation and steps that need will to be taken to remove it from condemnation.
March 4, 2024 – Notice of condemnation and 30-60 sent to new property owner.
March 2024 – Owner called to inquire about doing repairs on one floor at a time and allowing occupancy while other floors are under repair. Owner was told occupancy would not be allowed until entire structure is repaired.
April 4, 2024 – Posted notice of May hearing on structure.
April 15, 2024 – Inspected property, met with owner of neighboring business. He let me know that there is still a falling debris hazard coming from this building. There may still be an ongoing issue with vagrants breaking in.
April 16, 2024 – Notice of May hearing sent to property owner.
May 1, 2024- BOBS order; 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.
July 1, 2024- I spoke with the owner, and he advised me he would be in town on 07/12/24 and wanted to meet with us. He said he would contact me when he was in town to set up a time to meet.
July 10, 2024- I spoke with a contractor that is meeting with the property owner on 07/11/24. He was asking for the paperwork showing the deficiencies at this property. I told him the owner has all that information, and the owner knows exactly what needs to be done. As of today, nothing has been done at this property since the BOBS meeting.
August 7, 2024- BOBS ordered this to return to the September hearing for an update from the owner. They were ordered to have the building, including the damaged windows at the top of the building, secured and have reached an agreement with the city for a plan of action to be able to present a the September meeting. Property was removed from the September agenda. It will be on the October agenda.
August 13, 2024- Discovered a for sale sign in the front of the property. I contacted the company, Paul Johnson Realty, and asked if the property was currently listed for sale. They advised me that the property was currently listed and available. I contacted Jim McCathren, the architect hired by the property owner, to ask for any updates. He advised me the owner called him this morning and advised him his services were no longer needed. He told me he was unaware the property had been listed for sale, but stated that the person who spoke at the previous BOBS meeting does work for Paul Johnson Realty.
August 19, 2024- The owner of the property, Sam, contacted me by telephone. He asked me what the latest was from the BOBS meeting. I advised him we mailed him the decision from the previous BOBS meeting, and he would find everything in that letter. I advised him they again ordered him to have the broken windows secured and made safe by the next BOBS meeting in September. He told me he couldn't find anyone to do the work within that time frame. Sam advised me he would be coming to town this week, and he would be working on trying to get things taken care of. Sam didn't disclose to me that he had fired the architect, or that he had relisted the property for sale. I asked him about the architect, and he told me he would be meeting with him when he is in town. He again didn't say anything about firing him. I advised him I had spoken with the architect, and the architect told me he was told his services were no longer needed. Sam said he felt he was being charged too much money, so he was looking at

other options. I advised Sam that he should be at the September BOBS meeting to advise the board of his plans.
August 29, 2024 – No repairs to the hazardous/damaged parts of the top of the building have been completed and no plan of action has been received from the owner.
September 4, 2024 – In-person discussion between building owner, Building Official, and PMI officer on repair of falling debris. Owner is actively working on solution to repairing building exterior and understands city will repair if he does not.
September 9, 2024 – Falling debris hazard at the top of the building has been repaired by the owner.
September 10, 2024 – Notice of October hearing posted on structure.
September 11, 2024 – Notice of October hearing sent to property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Order: Owner is to reach an agreement with city in 30-days on plan of action.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on October 2, 2024.

ATTACHMENTS:

1. 20241002_24-000345_502 N. Willis St 20241002_24-000345_502 N. Willis St.pptx

Case #24-000345

502 N. Willis St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows General Warranty Deed naming **Advance Capital Commercial LLC** to be the owner

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

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

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

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

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

Public Notice



Front East Side



Front East Side



Rear West Side



North Side



South Side



Substandard Code Violations

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

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

Exterior Dilapidation/Faulty Mechanical





Faulty Weather Protection/Hazardous Electrical





Inadequate Sanitation / Structural Hazard





Structural and Electrical Hazards





Vandalism/Dilapidation/Faulty Weather Protection





Vandalized Mechanical Rooms



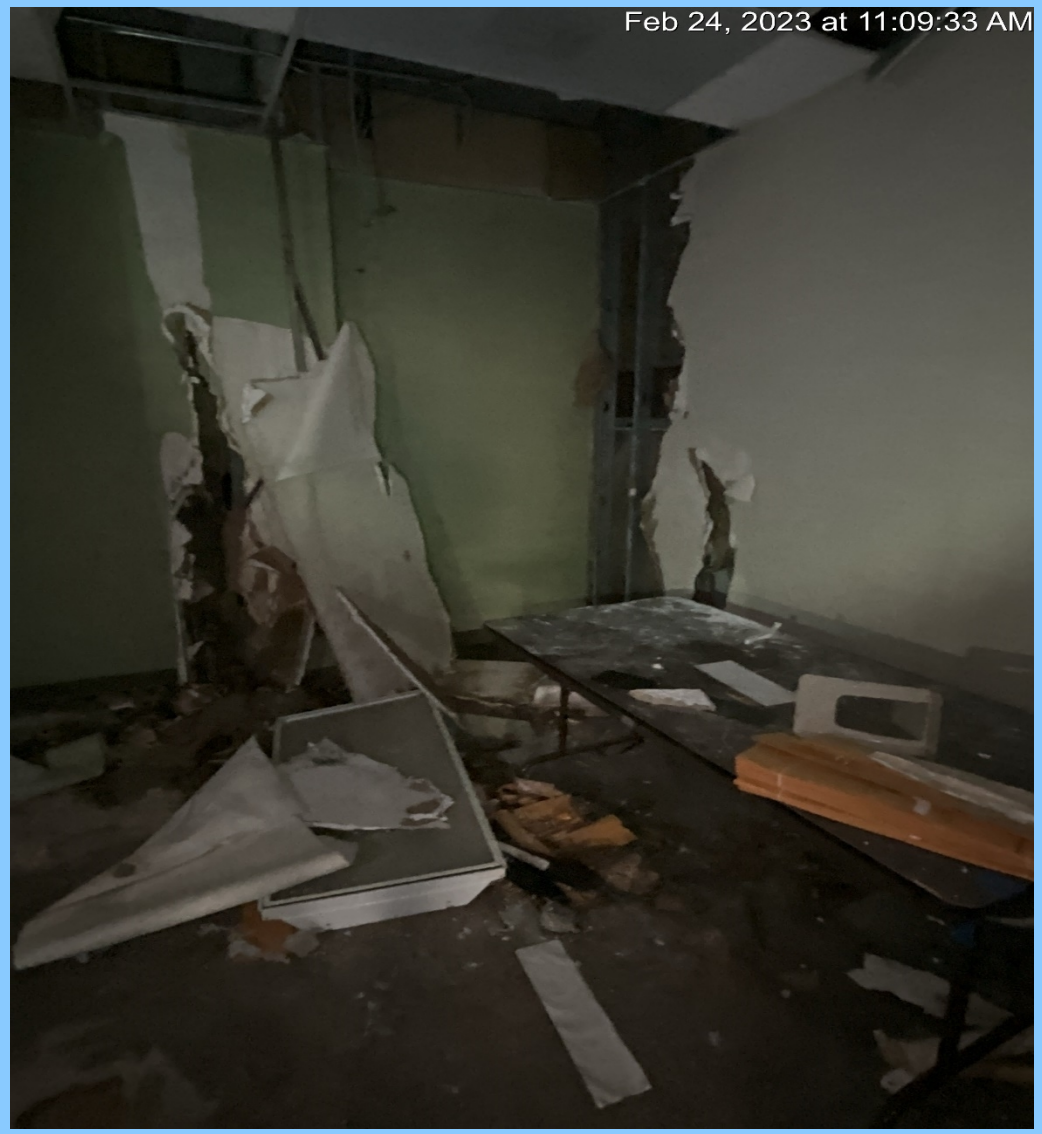


Vandalized Mechanical Rooms





Dilapidation/Vandalized Mechanical Room





Elevator Shaft



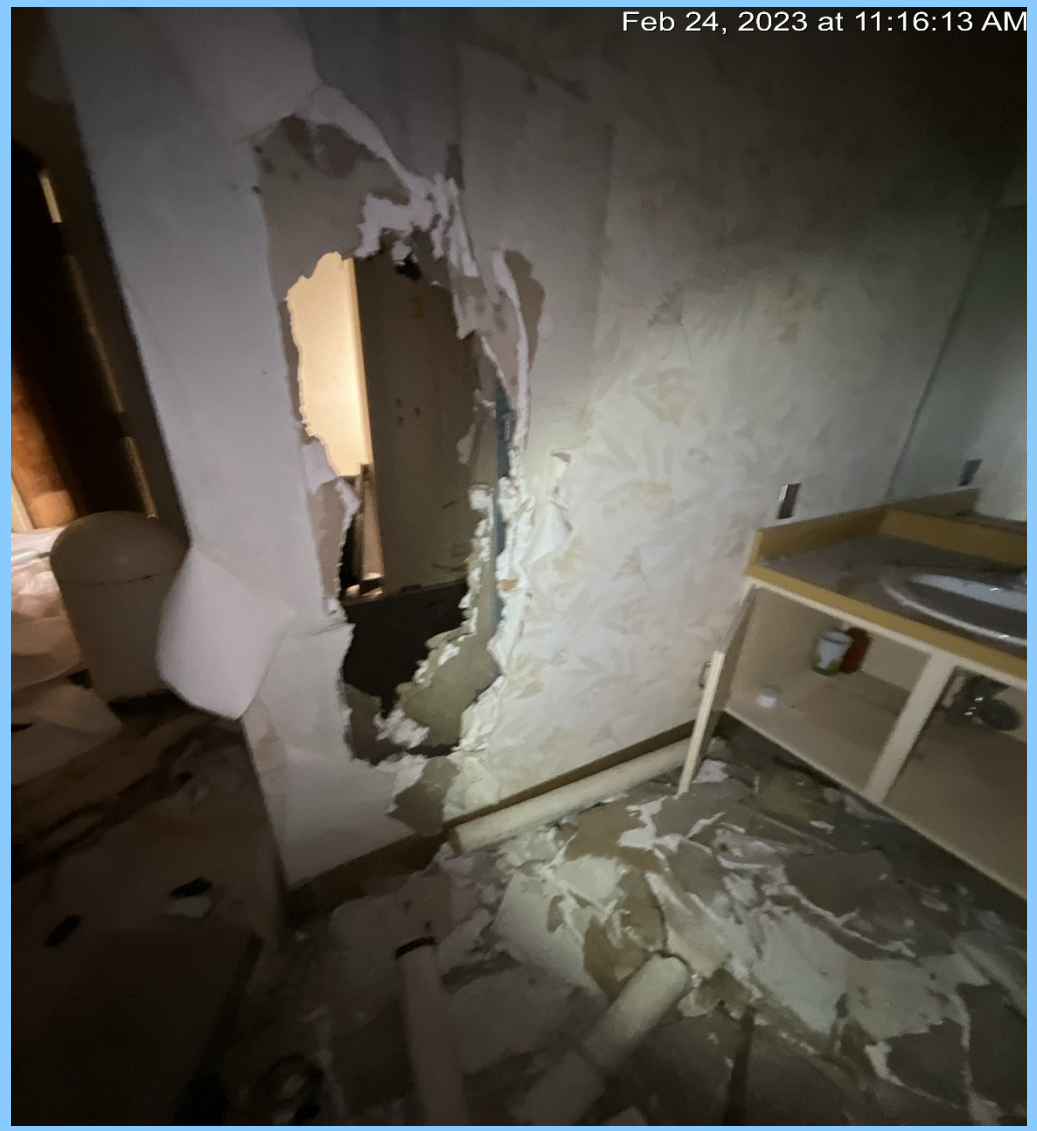


Restroom Vandalism





Dilapidation/Vandalism





Board Ordered Repair Completed by Owner





Board Ordered Repair Completed by Owner



Timeline of Events

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

Timeline of Events

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

Timeline of Events

- **May 1, 2024 -** Board ordered 30-days to repair weather protection and secure/repair loose/falling debris, 30-Days to provide contractor's opinion of cost and obtain all permits, and if this is done, 30-days to obtain rough-in inspections, and if this is done, all final inspections shall be completed by the expiration of all permits.
- **August 7, 2024** – Board ordered 30-days to secure building from falling debris and reach an agreement with the city for a plan of action to present at the September Board of Building Standards hearing.
- **August 13, 2024** – Observed for sale sign posted on property. Confirmed with Realtor that property is for sale. Contacted architect for update and was advised they are no longer on the project.
- **August 19, 2024-** Informed owner the Board again ordered him to have the broken windows secured and made safe by the next meeting in September. He told me he couldn't find anyone to do the work within that time frame. He advised me he would be coming to town this week, and he would be working on trying to get things taken care of. He didn't disclose to me that he is no longer working with the architect, or that he had relisted the property for sale. I asked him about the architect, and he told me he would be meeting with him when he is in town.
- **September 4, 2024** – In-person discussion between building owner, Building Official, and PMI officer on repair of falling debris. Owner is actively working on solution to repairing building exterior and understands city will repair if he does not.
- **September 9, 2024** – Falling debris hazard at the top of the building has been repaired by the owner.
- **September 10, 2024** – Notice of October hearing posted on structure.
- **September 11, 2024** – Notice of October hearing sent to property owner.

Staff Recommendation:

Order:

The owner is ordered to enter into a compliance agreement with the City within 30 days.

End of 502 N. Willis St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:10/2/2024

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: FOCO Capital, LLC**

GENERAL INFORMATION

Owner: FOCO Capital, LLC
Sq Ft: 12,964
Structural: Poor
Foundation: Unknown
Value: $61,911
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.
June 5, 2024 – BoBS ordered 30-60.
June 18, 2024 – Property listed for sale.
July 31, 2024 – Property purchased by FOCO Capital. Condemnation notices sent to new owner.
August 14, 2024 – New owner stated he intended to start renovations next year after fund raising. He repeatedly stated that he is not in Texas and needed the condemnation removed. 30-60 process explained.
August 16, 2024 - Received call from McKenzie Designs to advise that the property was to be converted into apartments and a coffee shop. I advised him that the property is still condemned and his plan would additionally require a zoning change. He stated that he is providing the drawings, but that he was told nothing could be done until funds were raised.
August 27, 2024 – McKenzie designs called to say that the owners are now requesting that the city demolish the building for him. He stated that owners are concerned about fines.
August 27, 2024 – Received a call from Colton Massey stating that he was hired as a general contractor for this property. He stated that he has been in contact with First Financial Bank trying to get funding. I explained that all paperwork is past due and needs to be submitted as soon as possible.
September 10, 2024 – Notice of October hearing posted on structure.
September 11, 2024 – Notice of October 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 October 2, 2024.

ATTACHMENTS:

1. 20241002_24-000346_450 Peach St 20241002_24-000346_450 Peach St.pptx

Case #24-000346

450 Peach St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Warranty Deed naming **The Christian Broadcasting Company** as owner

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

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

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

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

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

Public Notice



Front East Side



Rear West Side



North Side



South Side



Substandard Code Violations

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

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

Exterior Dilapidation





Exterior Dilapidation





Exterior Dilapidation





Exterior Dilapidation





Structural Hazards

All interior photos were taken on the second floor



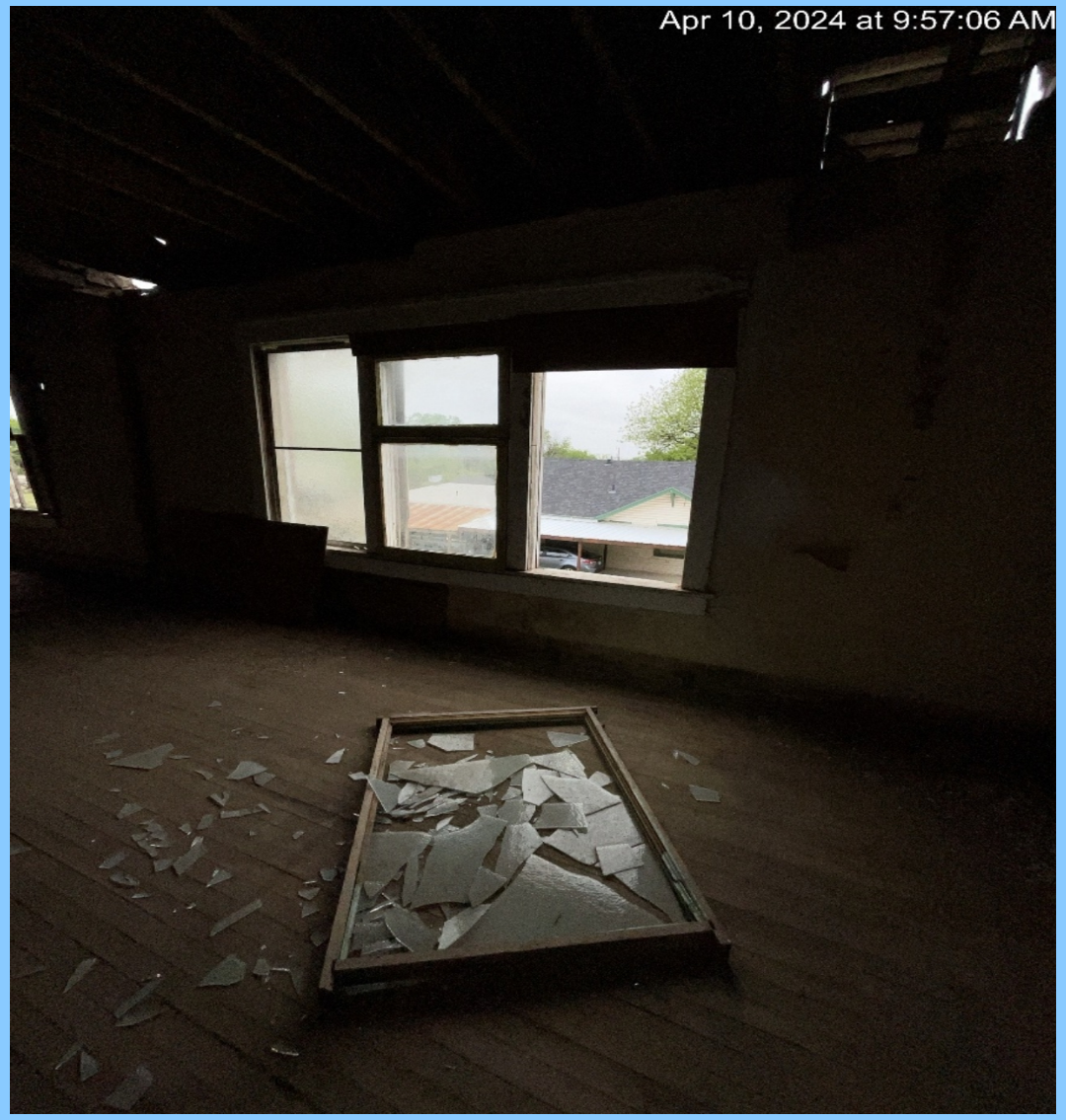


Structural Hazards/Faulty Weather Protection



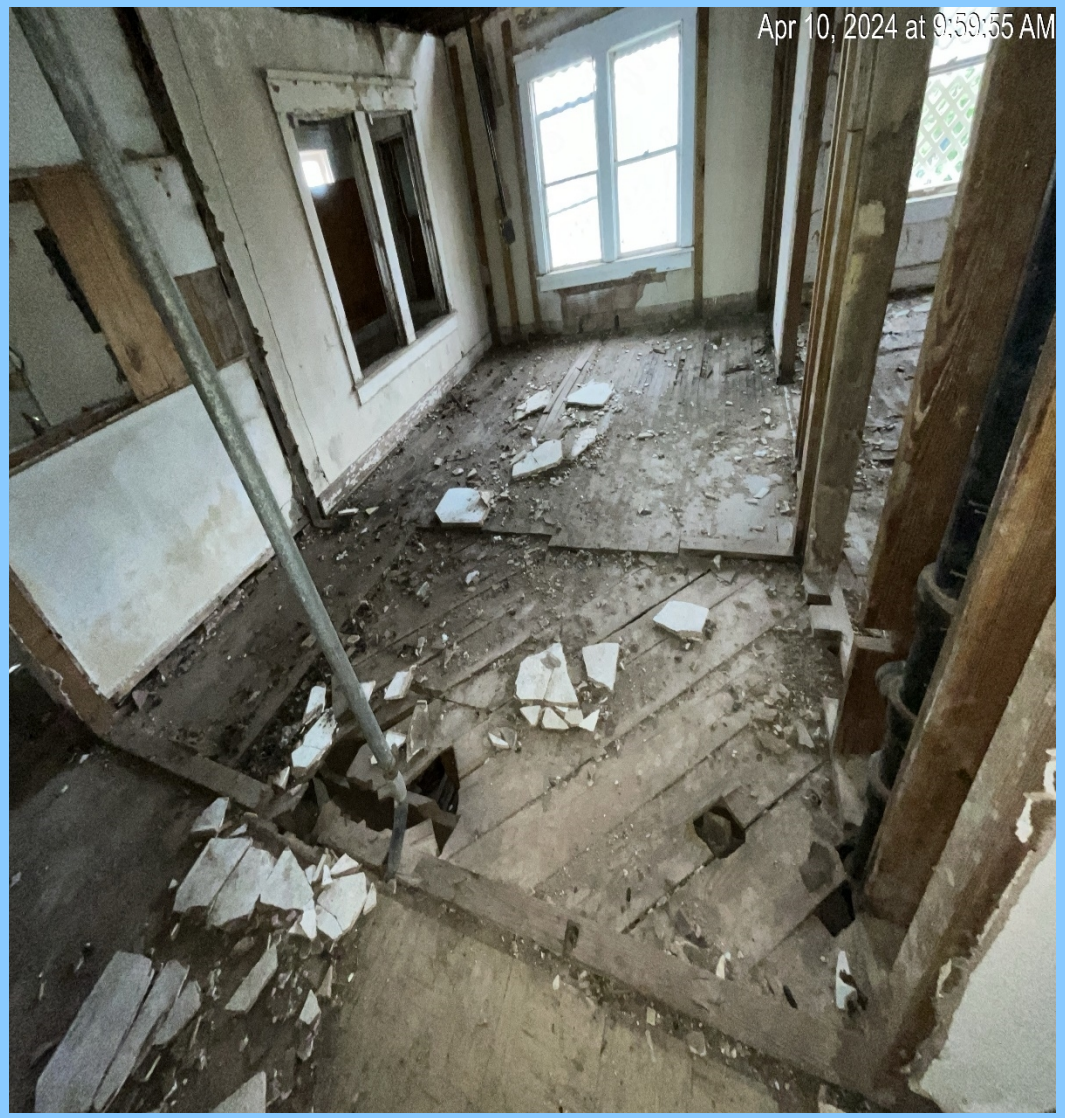


Faulty Weather Protection





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.

Timeline of Events

- **June 5, 2024 – Board ordered 30-60.**
- **June 18, 2024 –** Property listed for sale.
- **July 31, 2024 –** Property purchased by FOCO Capital. Condemnation notices sent to new owner.
- **August 14, 2024 –** New owner stated he intended to start renovations next year after fund raising. He repeatedly stated that he is not in Texas and needed the condemnation removed. 30-60 process explained.
- **August 16, 2024 -** Received call from McKenzie Designs to advise that the property was to be converted into apartments and a coffee shop. I advised him that the property is still condemned and his plan would additionally require a zoning change. He stated that he is providing the drawings, but that he was told nothing could be done until funds were raised.
- **August 27, 2024 –** McKenzie designs called to say that the owners are now requesting that the city demolish the building for him. He stated that owners are concerned about fines.
- **August 27, 2024 –** Received a call from Colton Massey stating that he was hired as a general contractor for this property. He stated that he has been in contact with First Financial Bank trying to get funding. I explained that all paperwork is past due and needs to be submitted as soon as possible.
- **September 10, 2024** – Notice of October hearing posted on structure.
- **September 11, 2024** – Notice of October 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:10/2/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-001518: 1333 Meander St (MCMURRY COLLEGE, BLOCK 25, LOT 18, TAYLOR COUNTY, TEXAS), Owner: Wilson, Peggy K.**

GENERAL INFORMATION

Owner: Wilson, Peggy K.
Sq Ft: 1,260
Structural: Poor
Foundation: Unknown
Value: $74,792
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

May 3, 2024 – Identified property with major roof damage and due to blocked passageways around the property, we had no way to verify if power was off. Discovered property has become vacant.
May 15, 2024 – Affidavit of condemnation recorded at county clerk. Condemnation notice and 30-60 were sent to the property owner.
May 17, 2024 – First contact with owner concerning condemnation. She verified there is no electric service to the house.
June 6, 2024 – Another discussion with owner about completing the plan of action.
June 28, 2024 – Owner said she was looking into a bank loan to cover repairs. I advised her to complete the plan of action first to get an idea of cost. Owner came into city hall was explained the plan of action process again and provided another copy of the plan of action worksheet.
August 13, 2024 – Obtained permission from owner to inspect inside of the structure. The owner, with help, cleaned out the entrance way to the property so we would be able to walk inside. We were only able to make it a short distance into the house due to the house being

packed full of stuff from the floors to the ceiling. We obtained a handful of photos and concluded the inspection. Due to property conditions we were not able to see inside of most rooms or get around to the backside of the house.
September 10, 2024 – Notice of October hearing posted on structure.
September 11, 2024 – Notice of October 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 October 2, 2024.

ATTACHMENTS:

1. 20241002_24-001518_1333 Meander St 20241002_24-001518_1333 Meander St.pptx

Case #24-001518

1333 Meander 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 **Peggy K. Wilson** as owner.
- **TAYLOR COUNTY** – Shows **Peggy K. Wilson** 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 Nov 20, 2021
- Search reveals **Peggy K. Wilson** 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 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)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

DUE TO PROPERTY CONDITIONS, UNABLE TO CHECK:

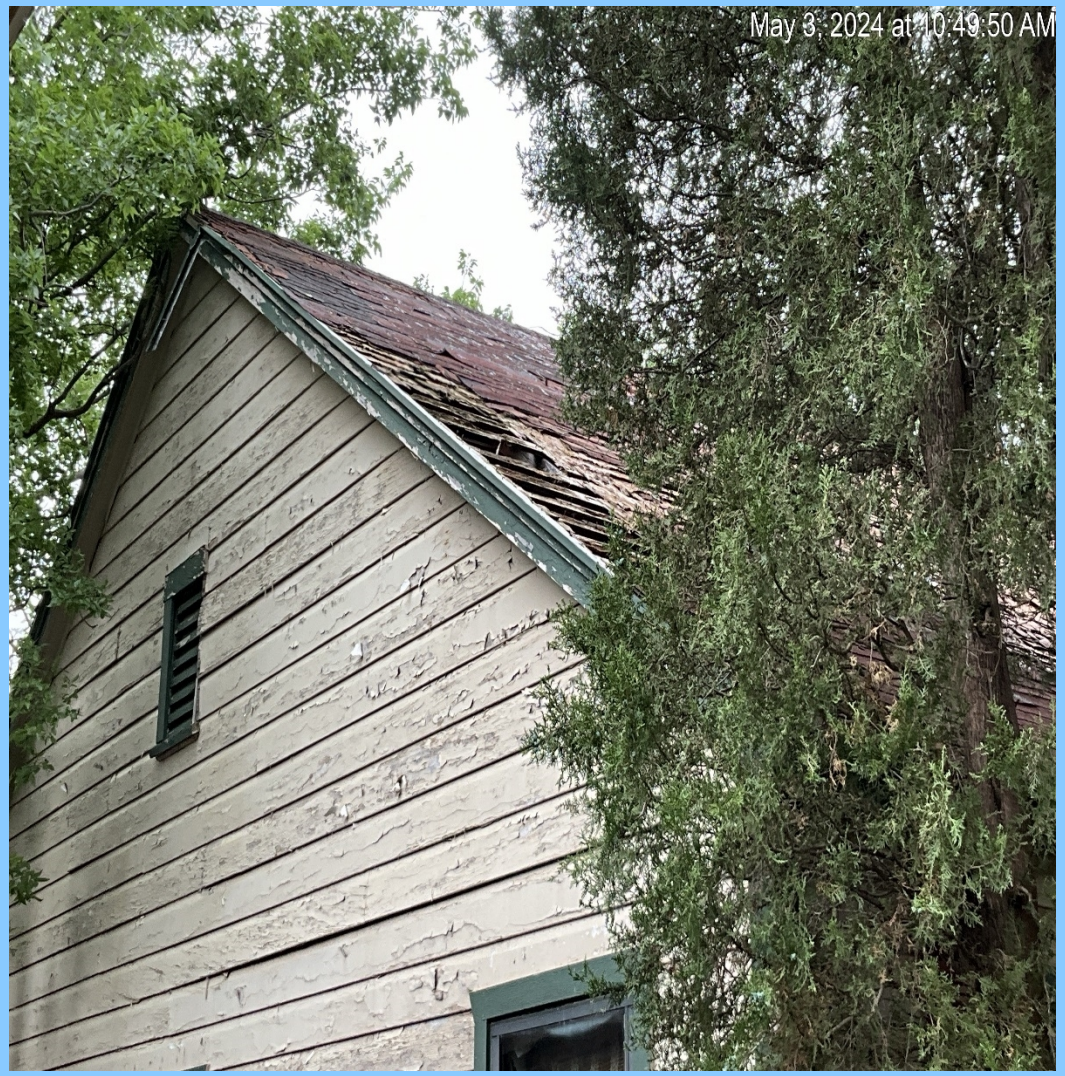
- **Plumbing**
- **Mechanical**

Exterior Dilapidation/Faulty Weather Protection





Exterior Dilapidation/Faulty Weather Protection





Inadequate Sanitation/Hoarding & Nuisance Conditions



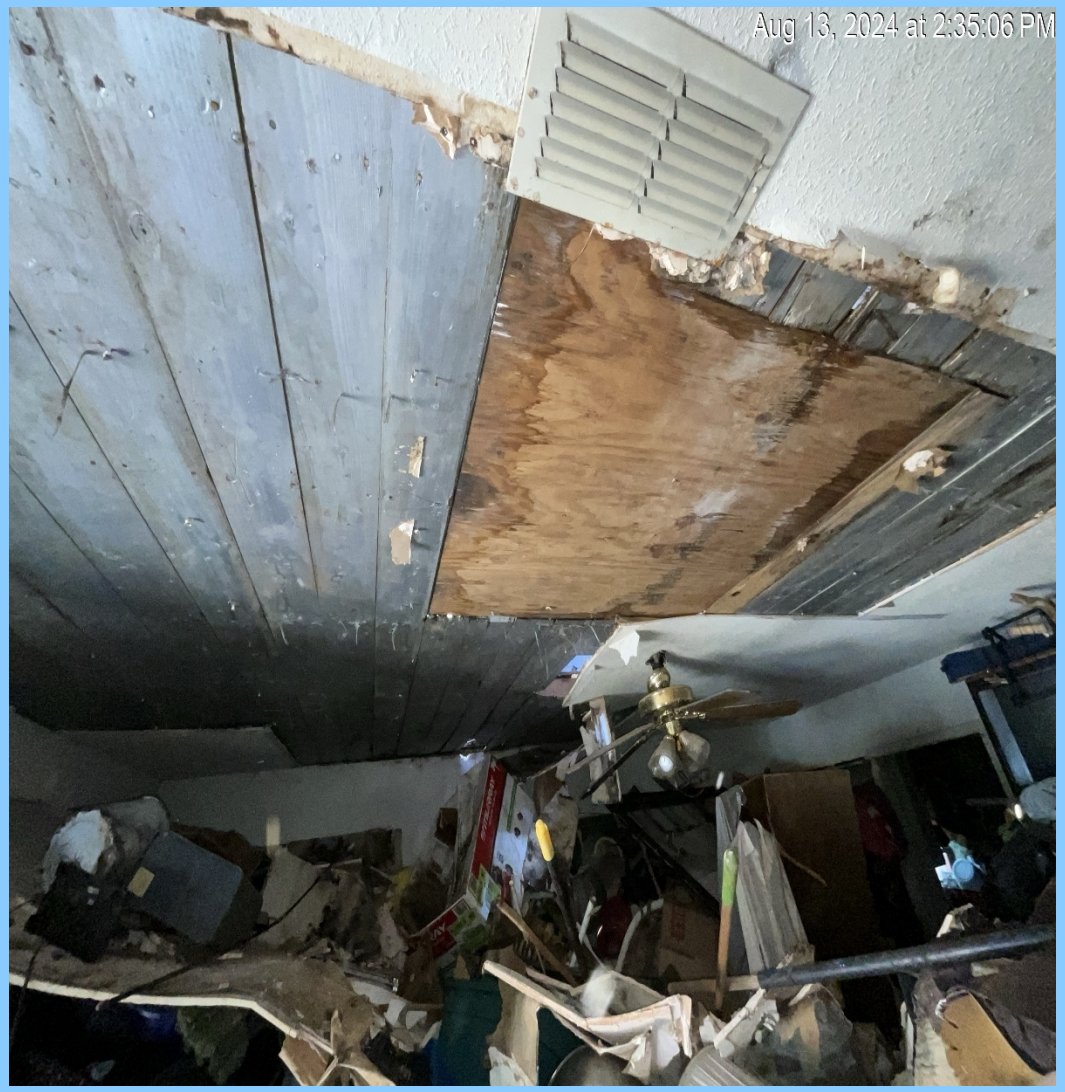


Inadequate Sanitation/Electrical Hazard/Faulty Weather Protection





Hoarding Conditions/Inadequate Sanitation





Inadequate Sanitation/Hazardous Electrical





Timeline of Events

- **May 3, 2024 –** Identified property with major roof damage and due to blocked passageways around the property, we had no way to verify if power was off. Discovered property has become vacant.
- **May 15, 2024** – Affidavit of condemnation recorded at county clerk. Condemnation notice and 30-60 were sent to the property owner.
- **May 17, 2024** – Property owner verified there is no electric service to the house.
- **June 6, 2024** – Another discussion with owner about completing the plan of action.
- **June 28, 2024** – Owner said she was looking into a bank loan to cover repairs. I advised her to complete the plan of action first to get an idea of cost. Owner came into city hall was explained the plan of action process again and provided another copy of the plan of action worksheet.
- **August 13, 2024** – Obtained permission from owner to inspect inside of the structure. The owner, with help, cleaned out the entranceway to the property so we would be able to walk inside. We were only able to make it a short distance into the house due to the house being packed full of stuff from the floors to the ceiling. We obtained a handful of photos and concluded the inspection. Due to property conditions, we were not able to see inside of most rooms or get around to the backside of the house.
- **September 10, 2024** – Notice of October hearing posted on structure.
- **September 11, 2024** – Notice of October 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 1333 Meander St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:10/2/2024

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: