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 December 4, 2024 at 8:30A.M. 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 November 6, 2024 Board of Building Standards meeting minutes

PUBLIC HEARINGS:

STATEMENT OF POLICY

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

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

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

AGENDA ITEMS

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

B. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004102: 158/160 Ruby St. (BREWER SUBD OF SCOTT HWY, BLOCK 24, LOT 1 & S/PT OF 2, TAYLOR COUNTY, TEXAS), Owner: Flannagon Jeffery D

C. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000345: 502 N Willis St. (WESTWOOD PLAZA, BLOCK 1, LOT 101 REPLAT, ACRES 1.0553, TAYLOR

COUNTY, TEXAS), Owner: Advance Capital Commercial LLC

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

E. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-002800: 1201 Mesquite St. (7 & 8 200 JOHNSTON OT 1-A ABL, TAYLOR COUNTY, TEXAS), Owner: Valentine Anna L c/o Tanya Jonnson

F. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-003795: 2518 N 18th St. (CRESCENT HEIGHTS, BLOCK Q, LOT 4, TAYLOR COUNTY, TEXAS), Owner: 4321 MT Vernon LLC c/o Gilbert Martinez

G. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-003113: 1717 N 6th St. (R W VARNER SUB, LOT 1 THRU 5, TAYLOR COUNTY, TEXAS), Owner: Spanish Arms LLC c/o Augusta Realtors

H. End of FY 24 Condemnation/Dilapidated Structure Program Statistics

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 26th day of November, 2024, at 2:50 p.m.

_____

Kaitlin Richardson, Deputy City Secretary, TRMC

Board of Building Standards
Agenda Memo

Meeting Date:12/4/2024

TO:

FROM:

SUBJECT: **Public Hearing and possible approval of November 6, 2024 Board of Building Standards meeting minutes**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Nov 6 2024 BOBS Minutes Nov 6 2024 BOBS Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
November 6, 2024 - 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL

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

Staff Present: 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. Teri Dollar, Property Maintenance Inspector
Ms. Christi Jones, Administrative Assistant

Others Present: No Speakers

CALL TO ORDER

Mr. Beard called the meeting to order at 8:32 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, October 2, 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. Wyatt, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McNeill, Mr. Turner, Mr. Beard
NAYS: None
ABSTAIN: Mr. McBrayer, Mr. Dugger

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition or Civil Penalties - Case# 24-002043: 1618 Poplar St (SOUTH PARK ADDN, BLOCK 2, 204 REP, TAYLOR COUNTY, TEXAS), Owner: Nolen

Thomas & Lois

Ms. Dollar presented the case,

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15 the following conditions exist:

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

Staff recommendations are as follows:

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

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

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-002216: 801 Maple St (11-12 BLKS 191-192 1-2f MOUSER & MILLER OT ABL, TAYLOR COUNTY, TEXAS), Owner: Kimmel Tom F

Ms. Dollar presented the case,

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15, the following conditions exist:

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

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

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

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

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

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000346: 450 Peach St. (V4-5 185 3 WISE PIEDMONT ABL OT, TAYLOR COUNTY, TEXAS), Owner: FOCO Capital, LLC

Mr. Wright presented the case,

> Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec. 19-15, the following conditions exist**:**
>
> - Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
> - Structural Hazard, Chapter 8, Sec 8-554 (2)
> - Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
> - Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
> - Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
> - Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

Order: Owner is ordered to abide by the terms of the compliance agreement dated October 21, 2024, and within 180 days from October 21, 2024, bring the property out of condemnation, and owner shall submit monthly progress reports pursuant to the compliance agreement.

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

Mr. McBrayer made a motion that owner is ordered to abide by the terms of the compliance agreement dated October 21, 2024, and within 180 days from October 21, 2024, bring the property out of condemnation, and owner shall submit monthly progress reports pursuant to the compliance agreement., was seconded by Mr. Allred, motion passed.
AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 24-002384: RE: 1750 Vogel Ave (LILLIE ADAMS SUBDIVISION, LOT 7, TAYLOR COUNTY, TEXAS), Owner: Robinson Bill & Baldamera Segura

Mr. Wright presented the case,

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15, the following conditions exist**:**

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

Staff recommendations are as follows:

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

Public Hearing: Mr. Beard opened the public hearing. 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. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-003060: 1401 N 19th St (COLLEGE HEIGHTS, BLOCK 13, LOT 1, TAYLOR COUNTY, TEXAS), Owner: Houle Albert

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:

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

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:13 a.m.

X

Approved, Chairman

Board of Building Standards
Agenda Memo

Meeting Date:12/4/2024

TO:

FROM:

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

GENERAL INFORMATION

Owner: Ramon, Jesus
Sq Ft: 1,476
Structural: OK
Foundation: OK
Value: $4,006
Total Value: $6,806
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

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

June 7, 2023 - Spoke to property owner by phone today. He is still staying out of town with relative. Asked that he try to contact some of the resources that I gave him to get house repaired. Also asked that he get with his daughter that lives in Abilene to get front window boarded.
June 7, 2023 – Citizen complaint for transients going in and out of the house.
August 22, 2023 – Due to no action taken to repair or provide a plan to repair a condemnation case was opened.
August 24, 2023 – Affidavit of condemnation was recorded at county clerk.
August 25, 2023 – Tax suit filed by Taylor County Appraisal District for owned property tax. Informed water service off since June 1, 2022. No power to structure. Electric box was locked out by AEP.
August 29, 2023 – Condemnation and 30-60 notices sent.
December 11, 2023 – Notice of January hearing posted on structure.
December 14, 2023 – Notice of January hearing sent to property owner.
December 21, 2023 – Received voicemail from property owner. He was upset that we keep contacting him about his property. He said it is vacant and he is a construction worker and he lives out of state. Attempted to call him back. Left a voicemail and did not receive a return call.
January 3, 2024 – Board ordered 30-60. No one in attendance to speak for property.
March 5, 2024 – Notice of April hearing posted on structure.
March 15, 2024 – Notice of April hearing sent to property owner and property owner's daughter.
March 18, 2024 – Received phone call from property owner upset that we keep sending him notices about the property. I advised him that he should be at April hearing or ask that his daughter attend to speak for him.
April 3, 2024 – Board ordered 30-60. Property owner and family in attendance at hearing.
July 2, 2024 - Property sold
July 8, 2024 – Condemnation notice, board decision, and 30-60 sent to new owner.
November 12, 2024 – Notice of December hearing posted on the structure and 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 December 4, 2024.

ATTACHMENTS:

1.	20241204_Slides Intro	20241204_Slides Intro.pptx
2.	20241204_23-004015_1002 Cedar St	20241204_23-004015_1002 Cedar St.pptx

BOARD OF BUILDING STANDARDS

December 4, 2024

CITY OF ABILENE TEXAS

PUBLIC NOTICE – December 4, 2024 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, December 4, 2024 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 1002 Cedar St Abilene, TX 79601, 160 Ruby St Abilene, TX 79605, 502 N. Willis St Abilene, TX 79603, 1333 Meander St Abilene, TX 79602, 1201 Mesquite St Abilene, TX 79601, 2518 N. 18th St Abilene, TX 79603, and 1717 N. 6th St Abilene, TX 79603. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.

Case #23-004015

1002 Cedar St.

CITY OF
ABILENE
TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Warranty Deed naming **Jesus Ramon** as owner.
- **TAYLOR COUNTY** – Shows **Jesus Ramon** 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 May 23, 2023
- Search reveals **Jesus Ramon** 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)
- Hazardous Mechanical Equipment, Chapter 8, Sec. 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Exterior Dilapidation/Faulty Weather Protection

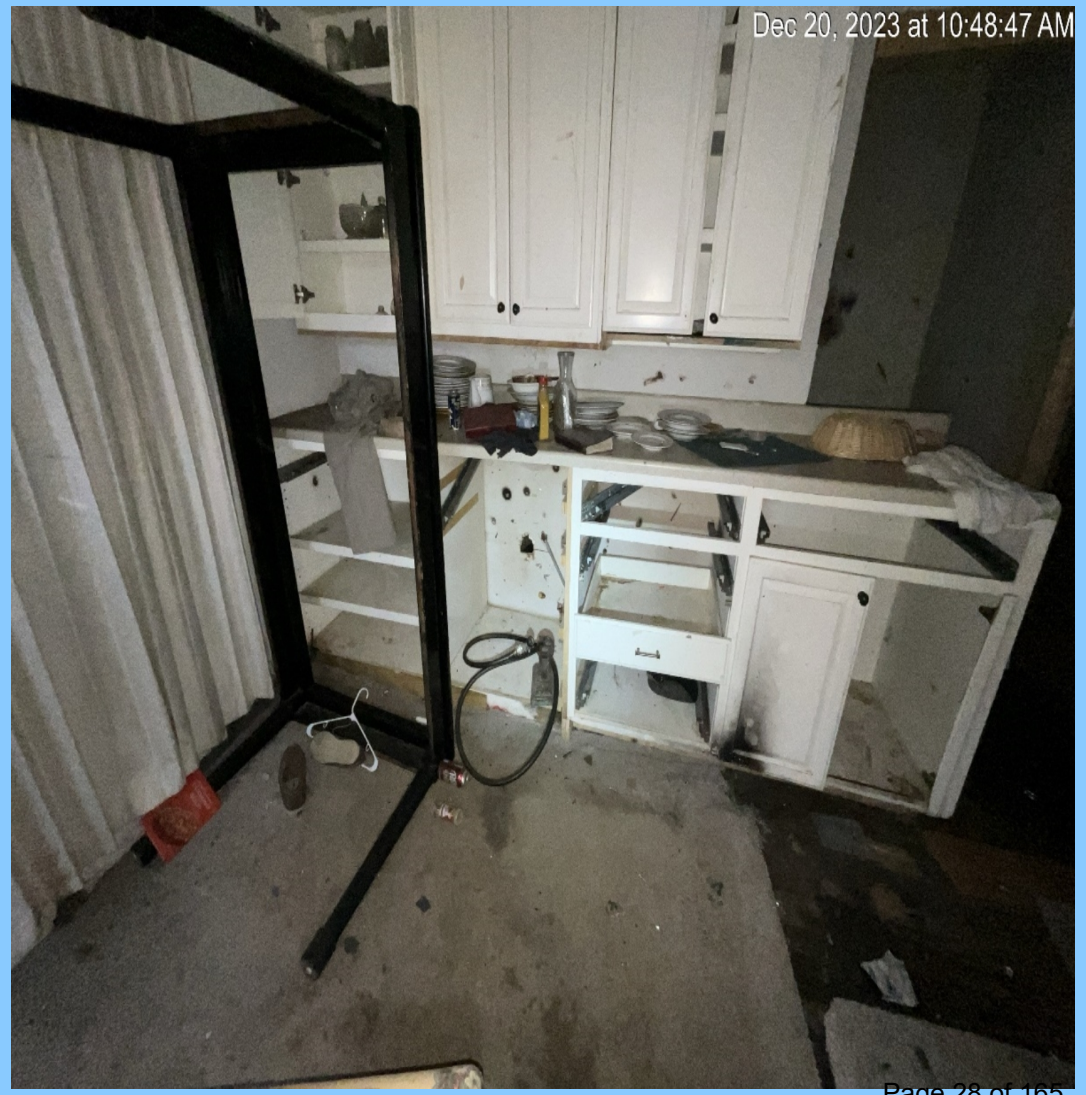
Exterior Dilapidation

Electrical Hazards

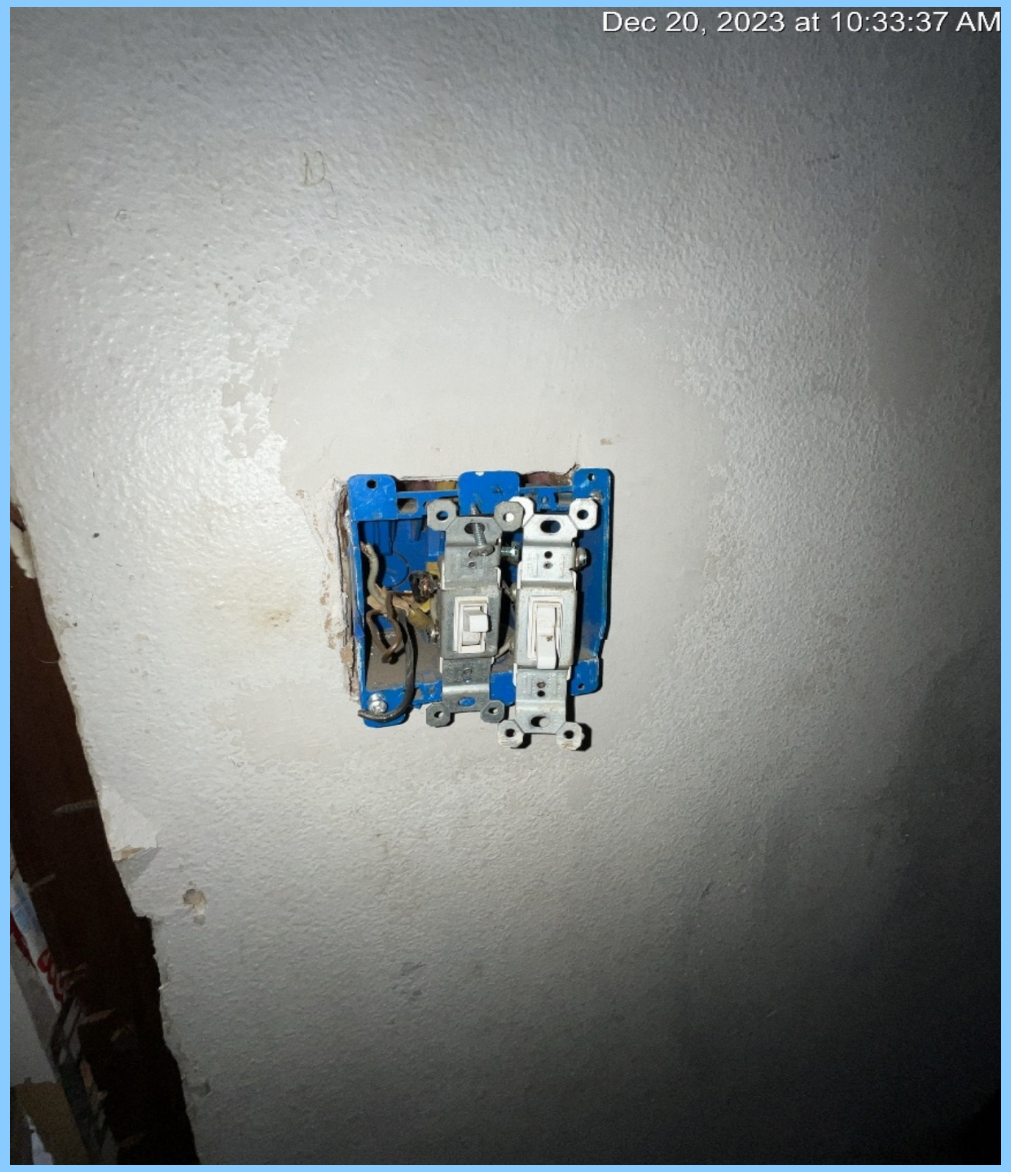
Interior Dilapidation

Inadequate Sanitation/Plumbing/Structural Hazard

Inadequate Sanitation/Electrical Hazard



Electrical Hazard



Hazardous Mechanical Equipment

Faulty Weather Protection

Timeline of Events

- **February 13, 2011** – Property was condemned. No record the property was ever released from condemnation. Discovered this on Oct 20, 2023.
- **July 28, 2022** – Case opened for dilapidated structure. Structure is occupied by owner and brother. No water service at this time.
- **April 19, 2023** – Found several windows and doors at property to be open, property appeared to be abandoned. Contacted daughter of owner to see if she would secure property.
- **May 9, 2023** – Received permission from owner that is staying out of town to enter structure to perform inspection.
- **June 7, 2023** – Citizen complaint for transients going in and out of the house.
- **August 22, 2023** – Due to no action taken to repair or provide a plan to repair a condemnation case was opened.
- **August 24, 2023** – Affidavit of condemnation was recorded at county clerk.
- **August 25, 2023** – Tax suit filed by Taylor County Appraisal District for delinquent property tax. No power to structure. Electric box was locked out by AEP.

Timeline of Events

- **August 29, 2023** – Condemnation and 30-60 notices sent to owner.
- **December 21, 2023** – Received voicemail from property owner. He was upset that we keep contacting him about his property. He said it is vacant and he is a construction worker and he lives out of state.
- **January 3, 2024** – **Board ordered 30-60**. No one in attendance to speak for property.
- **March 18, 2024** – Received phone call from property owner upset that we keep sending him notices about the property. I advised him that he should be at April hearing or ask that his daughter attend to speak for him.
- **April 3, 2024** – **Board ordered 30-60**. Property owner and family in attendance at hearing.
- **July 2, 2024** - Property sold to current owner.
- **July 8, 2024** – Condemnation notice, board decision, and 30-60 sent to new owner.
- **July 2024** – New owner came into City Hall to let us know he planned to renovate house. No further contact.
- **November 12, 2024** – Have not heard from owner. No plan of action received. No permit applied for. Notice of December hearing posted on the structure and 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 1002 Cedar St. presentation

CITY OF ABILENE TEXAS

Board of Building Standards
Agenda Memo

Meeting Date:12/4/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004102: 158/160 Ruby St. (BREWER SUBD OF SCOTT HWY, BLOCK 24, LOT 1 & S/PT OF 2, TAYLOR COUNTY, TEXAS), Owner: Flannagon Jeffery D**

GENERAL INFORMATION

Owner: Flannagon Jeffery D
Sq Ft: 1,392
Structural: Poor
Foundation: Unknown
Value: $23,552
Total Value: $26,261
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

December 27, 2023 – Received complaint of burned structure. Inspected inside half of the duplex and found major fire damage. Affidavit of Condemnation filed at the county clerk.
January 23, 2024 – Notice of condemnation and 30-60 sent to property owner and lienholder.
January 2024 – Met with property owner and lienholder. Property owner requested extension until August when property is paid off to provide plan of action and start repair process. Extension until August was approved.
November 12, 2024 – No contact from owner. No plan of action received. No permit applied for. Notice of December hearing posted on the structure and 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 December 4, 2024.

ATTACHMENTS:

1. 20241204_23-004102_160 Ruby St 20241204_23-004102_160 Ruby St.pptx

Case #23-004102

160 Ruby St.

CITY OF
ABILENE
TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Deed of Trust naming **Jeffery D. Flannagon** as owner

- **TAYLOR COUNTY** – Shows **Jeffery D. Flannagon** to be the owner.

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

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

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

- Search reveals **Jeffery D. Flannagon** to be the owner.

Public Notice

Front East Side

Rear West Side

North Side

South Side

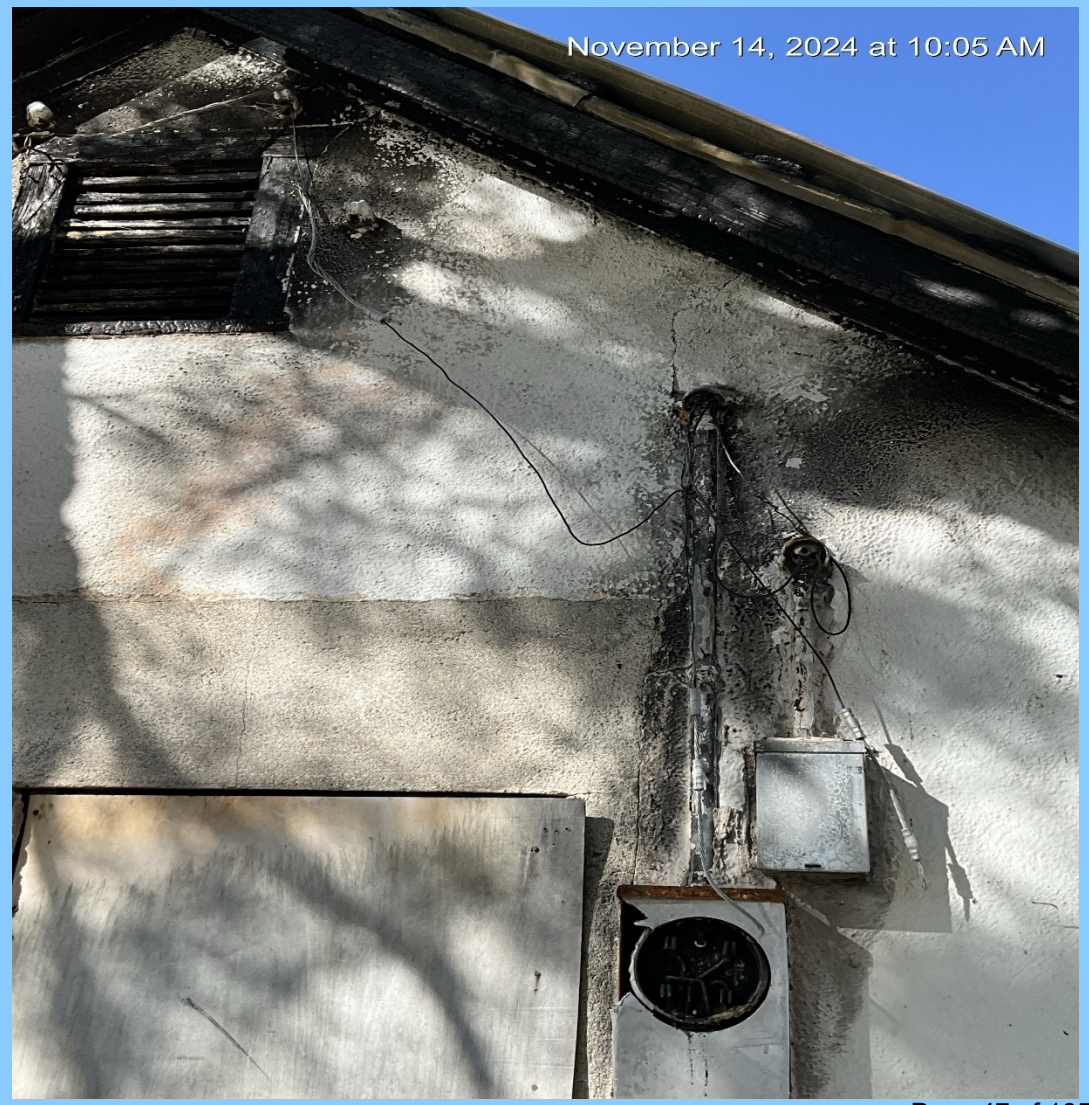
Substandard Code Violations

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/Electrical Hazards



Interior Dilapidation/Inadequate Sanitation

Inadequate Sanitation/Faulty Weather Protection

Electrical Hazards

Timeline of Events

- **February 9, 2022 –** Structure fire occurred. Damages were estimated at $20K by AFD
- **December 27, 2023** – Received complaint of burned structure. Inspected inside half of the duplex and found major fire damage. Affidavit of Condemnation filed at the county clerk.
- **January 23, 2024** – Notice of condemnation and 30-60 sent to property owner and lienholder.
- **January 2024** – Met with property owner and lienholder. Property owner requested extension until August when property is paid off to provide plan of action and start repair process. Extension until August was approved.
- **November 12, 2024** – No contact from owner. No plan of action received. No permit applied for. Notice of December hearing posted on the structure and 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 160 Ruby St. presentation

CITY OF ABILENE TEXAS

Board of Building Standards
Agenda Memo

Meeting Date:12/4/2024

TO:

FROM:

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

GENERAL INFORMATION

Owner: Advance Capital Commercial LLC
Sq Ft: 38,906
Structural: OK
Foundation: OK
Value: $
Total 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 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.
October 2, 2024 - BoBS ordered 30 days to reach agreement for a Plan of Action.
November 1, 2024 – Received notice that a new company has been hired to put together a Plan of Action.
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 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.
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.
November 1, 2024- I received a phone call from the owner Sam. He advised me he had hired Onyx Solutions to handle the remodeling project for this building. He told me Onyx would be contacting me regarding the necessary paperwork.
November 6, 2024- I spoke with Louis De Luna, from Onyx Solutions. Louis sent me a plan of action with estimates. However, the estimates do not cover the entire building.
November 12, 2024 – Notice of December hearing posted on the structure and sent to property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

No recommendation. Case is being presented to update the Board.

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

1. 20241204_24-000345_502 N. Willis St 20241204_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

- **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

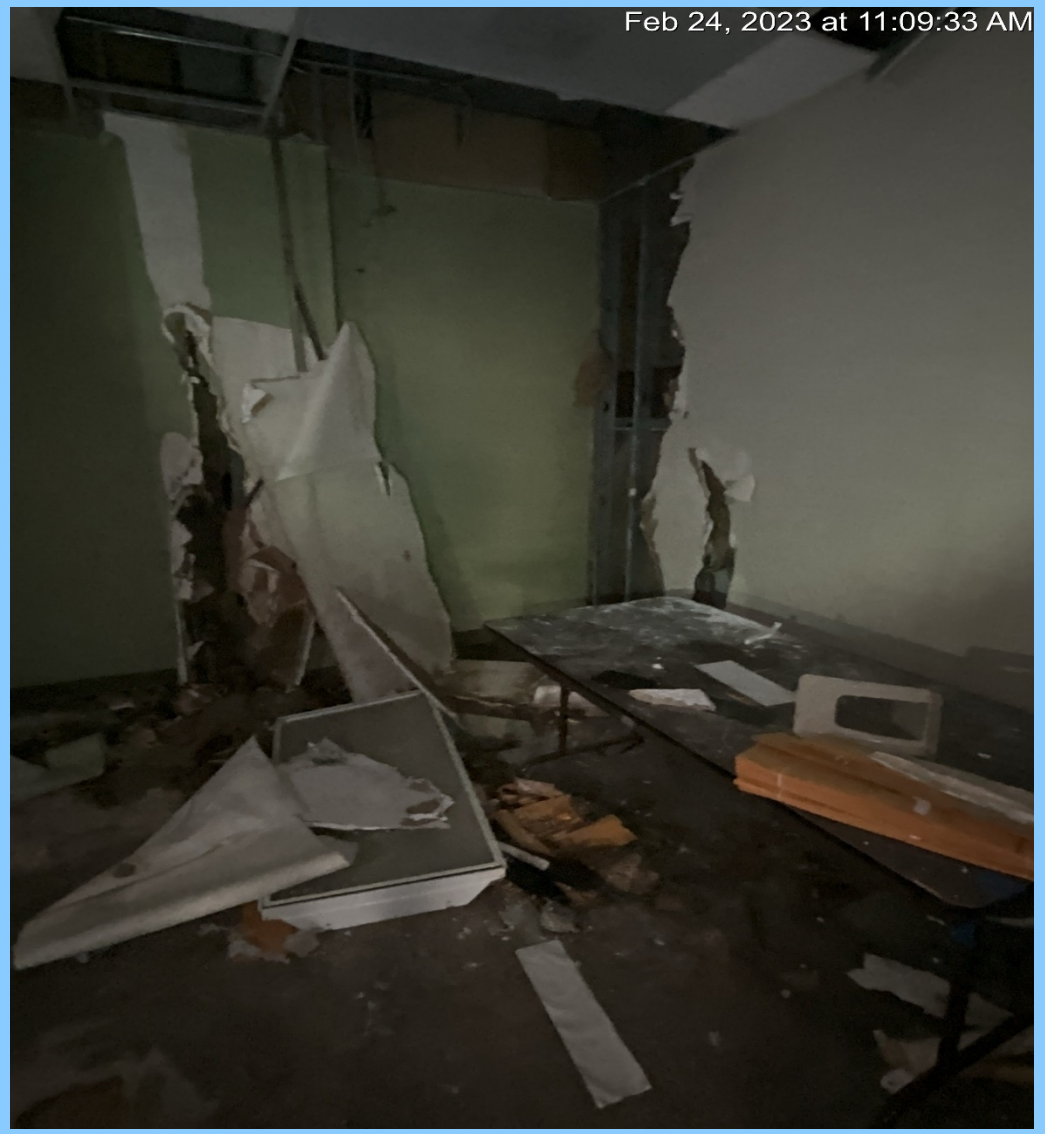
Structural and Electrical Hazards

Vandalism/Dilapidation/Faulty Weather Protection

Vandalized Mechanical Rooms

Vandalized Mechanical Rooms

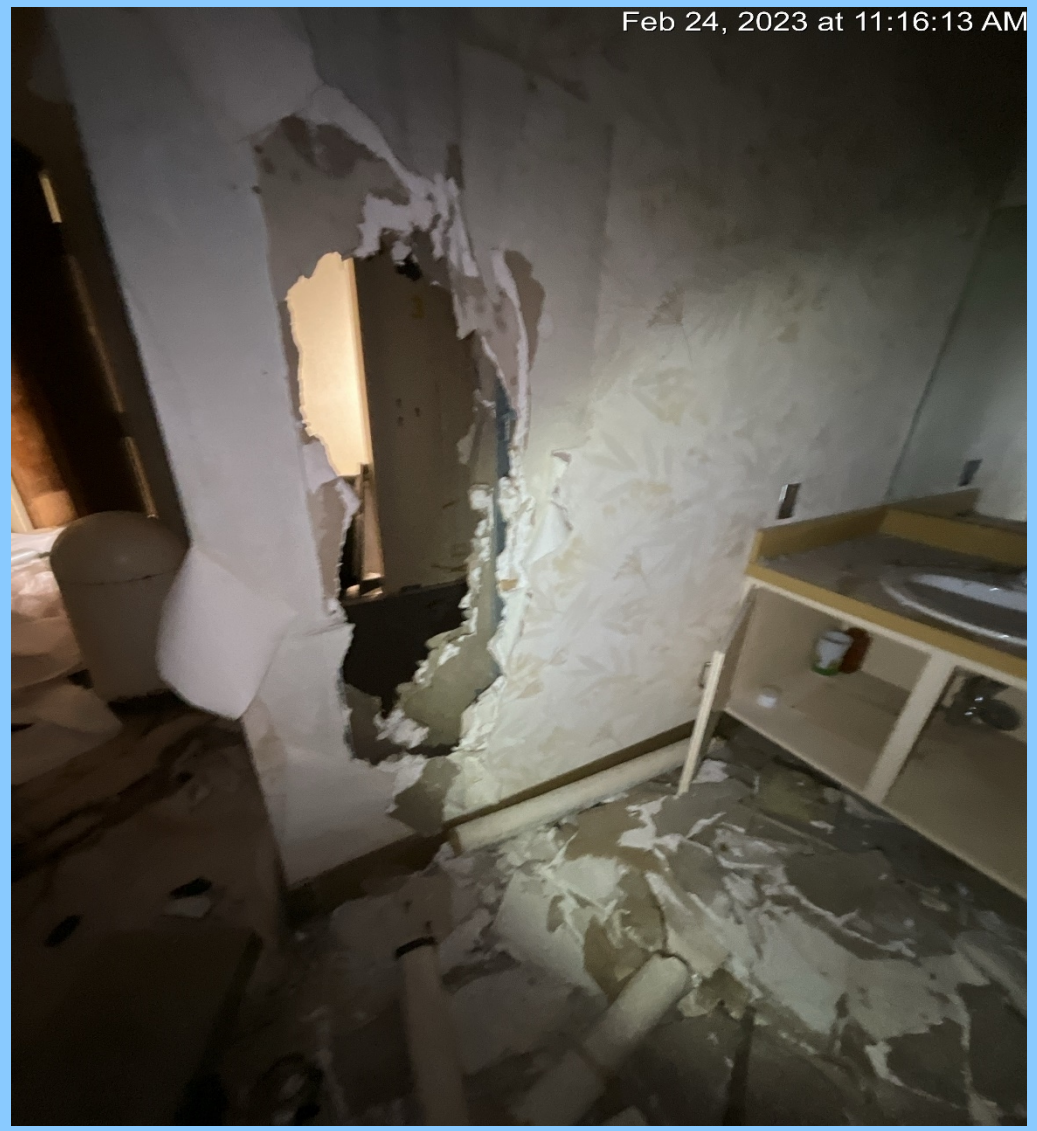
Dilapidation/Vandalized Mechanical Room



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.
- **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.
- **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.
- **May 1, 2024-** Board order; Owner is ordered to repair: 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.
- **August 7, 2024-** Board ordered property 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 at the September meeting. Property was removed from the September agenda.

Timeline of Events

- **August 13, 2024-** Discovered a for sale sign in the front of the property. Real estate company 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.
- **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.
- **October 2, 2024** - **Board order: 30 days to reach agreement for a Plan of Action.**
- **November 1, 2024-** Received a phone call from the owner Sam. He advised me he had hired Onyx Solutions to handle the remodeling project for this building. He told me Onyx would be contacting me regarding the necessary paperwork.
- **November 6, 2024-** I spoke with Louis De Luna, from Onyx Solutions. Louis sent me a plan of action with estimates. However, the plan is incomplete and does not cover the entire building.
- **November 12, 2024** – Notice of December hearing posted on the structure and sent to property owner.

Staff Recommendation:

No recommendation at this time. Property is being presented as an update for the Board.

End of 502 N. Willis St. presentation

CITY OF ABILENE TEXAS

Board of Building Standards
Agenda Memo

Meeting Date:12/4/2024

TO:

FROM:

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

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 arou
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 3(
the property owner.
May 17, 2024 – First contact with owner concerning condemnation. She verified there is no elect
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 co
of action first to get an idea of cost. Owner came into city hall was explained the plan of action pr
provided another copy of the plan of action worksheet.
August 13, 2024 – Obtained permission from owner to inspect inside of the structure. The owner,
cleaned out the entranceway to the property so we would be able to walk inside. We were only ab
short distance into the house due to the house being packed full of stuff from the floors to the ceil
a handful of photos and concluded the inspection. Due to property conditions we were not able to

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.
October 3, 2024 – Board ordered 30-60.
November 12, 2024 – Notice of December hearing posted on the structure and sent to property ov

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 December 4, 2024.

ATTACHMENTS:

1. 20241204_24-001518_1333 Meander St 20241204_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**

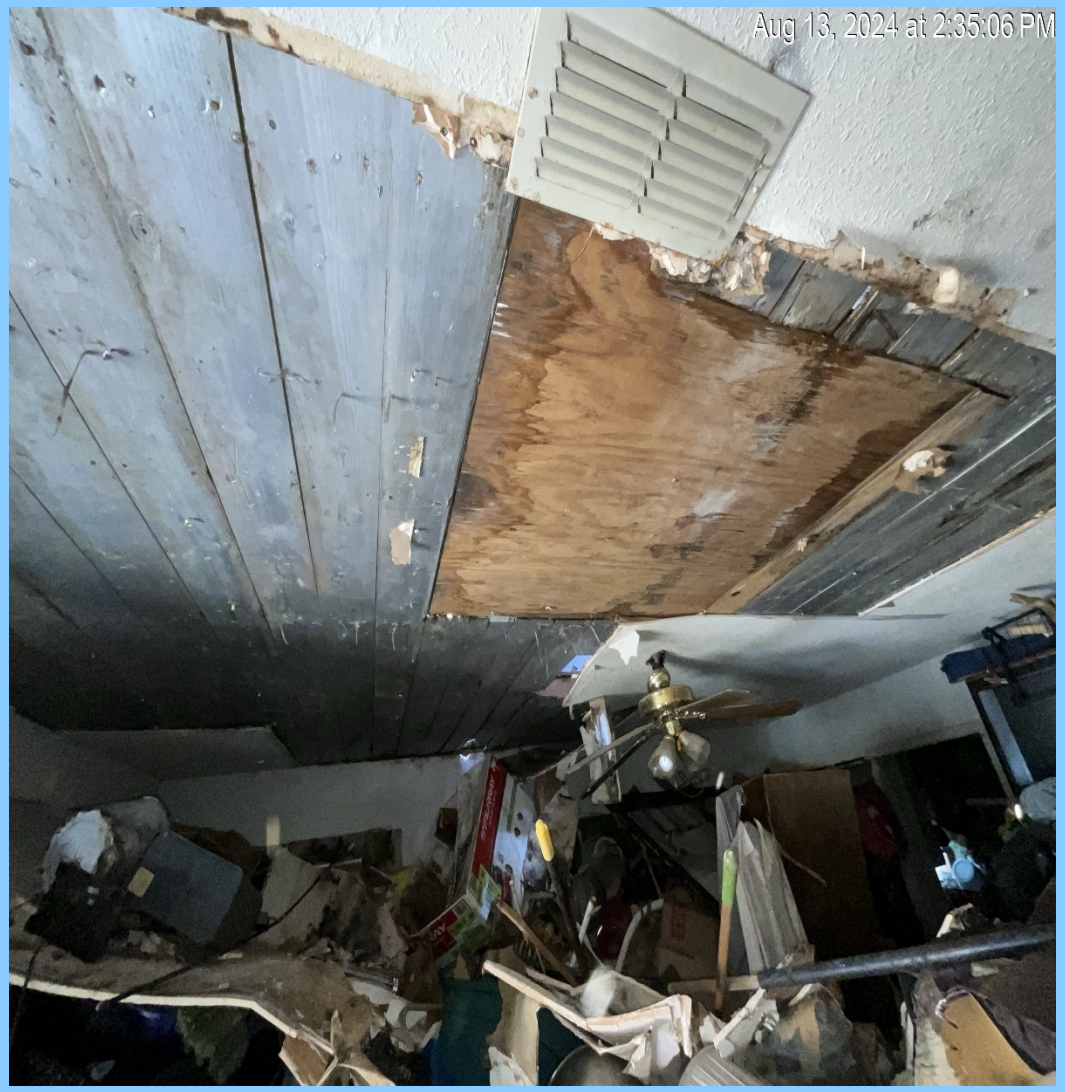
Exterior Dilapidation/Faulty Weather Protection

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. 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** – 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.
- **October 3, 2024 – Board ordered 30-60.**
- **November 12, 2024** – Notice of December hearing posted on the structure and 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 1333 Meander St. presentation

CITY OF ABILENE TEXAS

Board of Building Standards
Agenda Memo

Meeting Date:12/4/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-002800: 1201 Mesquite St. (7 & 8 200 JOHNSTON OT 1-A ABL, TAYLOR COUNTY, TEXAS), Owner: Valentine Anna L c/o Tanya Jonnson**

GENERAL INFORMATION

Owner: Valentine Anna L c/o Tanya Jonnson
Sq Ft: 1,088
Structural: Poor
Foundation: Poor
Value: $37,785
Total Value: $44,819
Delinquent Tax: $821.06

SPECIAL CONSIDERATIONS

June 17, 2024- While driving by this house, I noticed a large hole in the roof and a carport that was falling down.
June 18, 2024- Officer Marsh and Officer Wright inspected this property further, and took photos of the outside of the house. The house has a large hole in the roof near the front door, and the carport is falling down.
June 25, 2024- We executed a Code Inspection warrant on this house. The house had several areas where the ceiling was cracked, and one large hole in the living room ceiling. It was full of trash and debris and it appeared that vagrants may be staying in the house. Placed a condemnation sign on the house.
July 2, 2024- File the affidavit of condemnation with the county clerk.
July 2, 2024- After research I discovered Anna Valentine, the listed owner, passed away in 2013. Her daughter, Tanya Johnson, is listed as the care of and shows as living in Abilene. I

spoke with Tanya Johnson regarding this property. She told me her son wants to take over the property. She said his goal was to tear down the existing house, and possibly build a new house on the property. I gave her a list of demo contractors the city uses, so she could contact them about giving her an estimate for demo.
November 8, 2024- We have had no further contact with anyone regarding this property.
November 12, 2024 – Notice of December hearing posted on the structure and 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 December 4, 2024.

ATTACHMENTS:

1. 20241204_24-002800_1201 Mesquite St 20241204_24-002800_1201 Mesquite St.pptx

Case #24-002800

1201 Mesquite St.

CITY OF
ABILENE
TEXAS

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Anna L. Valentine** as owner
- **TAYLOR COUNTY** – Does not show any deed history
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Aug 3, 2021
- Search reveals **Anna L. Valentine** to be the owner.

Public Notice

Front West Side

Rear East Side

North Side

South Side

Substandard Code Violations

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

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

Exterior Dilapidation/Faulty Weather Protection

Exterior Dilapidation & Plumbing Issues

Exterior Dilapidation

Exterior Dilapidation

Interior Dilapidation

Interior Dilapidation

Inadequate Sanitation

Timeline of Events

- **June 18, 2024-** Inspected property, found a large hole in the roof near the front door, and carport that has collapsed.
- **June 25, 2024-** Executed a code inspection warrant. The house had several areas where the ceiling was cracked, and one large hole in the living room ceiling. It was full of trash and debris and it appeared that vagrants may be staying in the house.
- **July 2, 2024-** Filed the affidavit of condemnation with the county clerk.
- **July 2, 2024-** It was discovered that the listed owner passed away in 2013. Her daughter is listed as the care of and shows as living in Abilene. I spoke with her regarding this property. She told me her son wants to take over the property. She said his goal was to tear down the existing house, and possibly build a new house. We provided a list of demo contractors so she could contact them for an estimate.
- **November 8, 2024-** We have had no further contact with anyone regarding this property.
- **November 12, 2024** – Notice of December hearing posted on the structure and 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 1201 Mesquite St. presentation

CITY OF ABILENE TEXAS

Board of Building Standards
Agenda Memo

Meeting Date:12/4/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-003795: 2518 N 18th St. (CRESCENT HEIGHTS, BLOCK Q, LOT 4, TAYLOR COUNTY, TEXAS), Owner: 4321 MT Vernon LLC c/o Gilbert Martinez**

GENERAL INFORMATION

Owner: 4321 MT Vernon LLC c/o Gilbert Martinez
Sq Ft: 1,310
Structural: OK
Foundation: Unknown
Value: $64,840
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

July 9, 2024 – Case opened for vacant, unsecured, dilapidated structure. Notice of violation was sent to property owner. Owner did not respond.
July 19, 2024 – Property is still not being maintained and is still unsecured. Sent second notice of violation by certified mail to property owner. Never received a response.
August 9, 2024 – Executed code inspection warrant to inspect full exterior and interior of property.
August 11, 2024 – Property was mowed by city.
August 13, 2024 – Affidavit of condemnation recorded at county clerk.
August 14, 2024 – Notice of condemnation sent to property owner. USPS website shows it to be delivered on August 19th. Owner hasn't contacted the city.
November 12, 2024 – Notice of December hearing posted on structure and 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 December 4, 2024.

ATTACHMENTS:

1. 20241204_24-003795_2518 N. 18th St 20241204_24-003795_2518 N. 18th St.pptx

Case #24-003795

2518 N. 18th 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 Sheriff's Deed naming **4321 Mt. Vernon, LLC** as owner

- **TAYLOR COUNTY** – Shows **4321 Mt. Vernon, LLC** to be the owner.

- **SECRETARY OF STATE** – Shows the LLC listed on deed is not listed in SoS

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Jan 19, 2019

- Search reveals **4321 Mt. Vernon, LLC** to be the owner.

Public Notice

Front South Side

Rear North Side

East Side

Aug 9, 2024 at 10:33:06 AM
NO CREDIT OK!
YOUR JOB IS
YOUR CREDIT!
2518 N. 18TH ST
OWNER FINANCE
NO CLOSING COST*
WWW.SWEHOMES.COM
"HABLAMOS ESPAÑOL"
713-413-1000

West Side

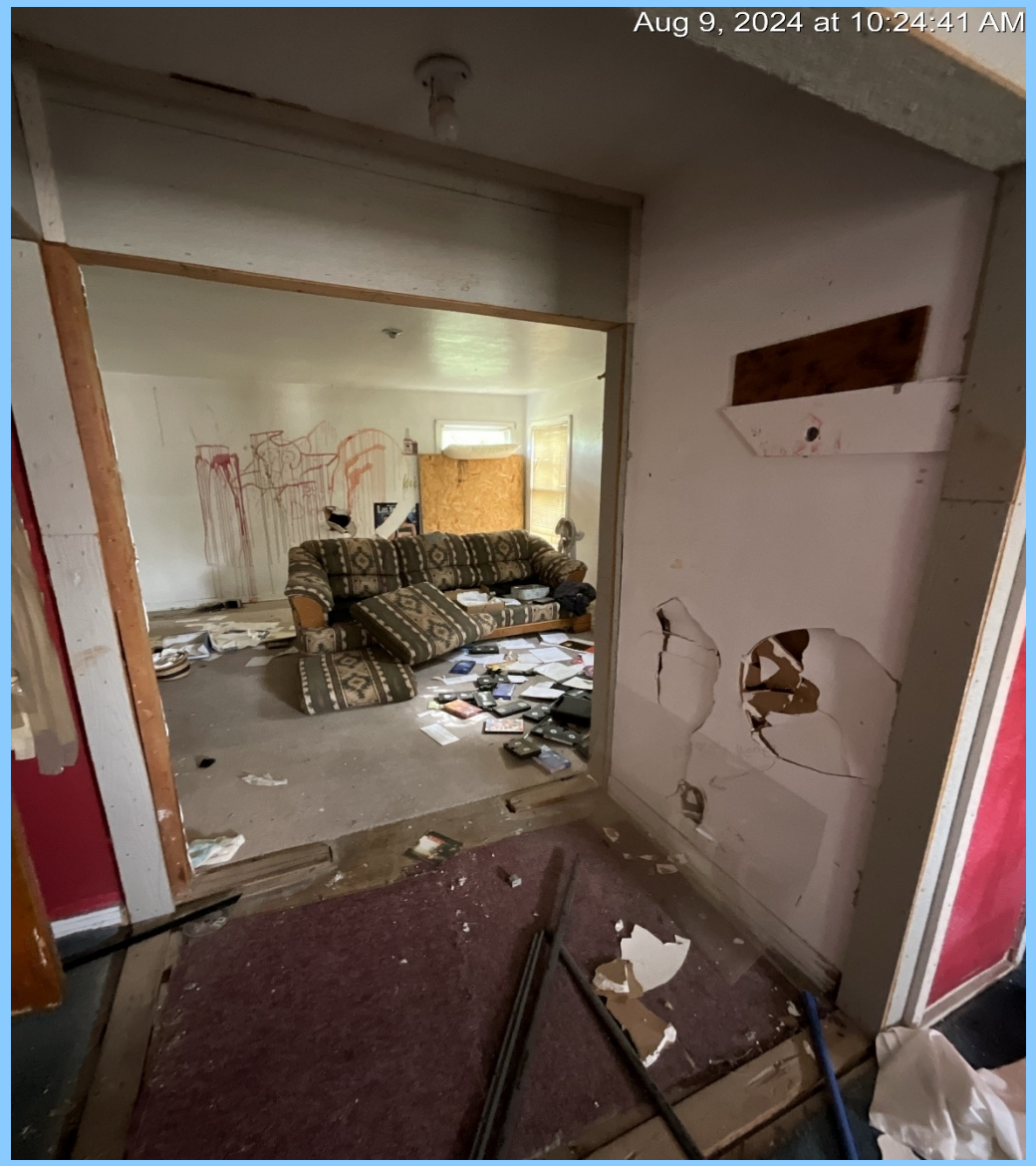
Substandard Code Violations

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

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

Exterior Dilapidation

Interior Conditions



Interior Dilapidation

Hazardous Electrical

Hazardous Electrical

Hazardous Mechanical

Timeline of Events

- **July 9, 2024** – Case opened for vacant, unsecured, dilapidated structure. Notice of violation was sent to property owner. Owner did not respond.
- **July 19, 2024** – Property is still not being maintained and is still unsecured. Sent second notice of violation by certified mail to property owner. Never received a response.
- **August 9, 2024** – Executed code inspection warrant to inspect full exterior and interior of property.
- **August 11, 2024** – Property was mowed by city.
- **August 13, 2024** – Affidavit of condemnation recorded at county clerk.
- **August 14, 2024** – Notice of condemnation sent to property owner. USPS website shows it to be delivered on August 19th. Owner hasn't contacted the city.
- **November 12, 2024** – Notice of December hearing posted on structure and 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 2518 N. 18th St. presentation

CITY OF ABILENE TEXAS

Board of Building Standards
Agenda Memo

Meeting Date:12/4/2024

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-003113: 1717 N 6th St. (R W VARNER SUB, LOT 1 THRU 5, TAYLOR COUNTY, TEXAS), Owner: Spanish Arms LLC c/o Augusta Realtors**

GENERAL INFORMATION

Owner: Spanish Arms LLC c/o Augusta Realtors
Sq Ft: 20,400
Structural: Poor
Foundation: Unknown
Value: $663,992
Total Value: $693,000
Delinquent Tax: $0.00

SPECIAL CONSIDERATIONS

July 8, 2024 – Structure fire of two-story apartment complex. Damage caused building to become structurally unsound and was demolished by AFD leaving the demo debris and foundation.
July 10, 2024 – Affidavit of condemnation was recorded at the county clerk.
July 11, 2024 – Condemnation notice was sent to the property owner.
July 15, 2024 – The city was contacted by the apartment management company, Augusta Realtors, to inquire about demolition requirements to pass on to the owner. The same day we were also contacted by a clean up contractor that said they were bidding on clean up. They were also asking about demolition requirements. All of that information was emailed to both the apartment manager and contractor.
July 15, 2024 – Spoke to property owner. He expressed interest in keeping the concrete slab, so I provided him instructions on how to go about getting approval, I also let him know to get with

he state asbestos inspector before any actions are taken. I requested he put a temporary fence around the site, which he did.
July 31, 2024 – We reached out to Augusta Realtors for an update on the debris removal. They said they were doing the best to get the owner to pick a bid for debris removal.
August 2, 2024 – Phone call with property owner, I was told there is a contract in place to donate the property and it will close in 30-45 days, and the new owner understands the requirements of clean up/demo and will handle that immediately.
August 7, 2024 – Received an email update from the property owner stating that he was under contract to donate the property as-is. He provided a copy of the incomplete contract.
October 18, 2024 – Email from property owner stating that two parties that were interested in taking over the lot have backed out. He is looking into other possible leads. He stated if that doesn't work out he understands he will need to complete the clean-up/demo of the lot.
November 6, 2024 – Email from property owner stating if no deal to transfer property is reached by December 16th, he will go ahead with the clean up work. He also sent us a proposal he received from a contractor on the clean-up and foundation removal. We let him know that due to the number of complaints were receiving we need to move faster. He then let us know he is going to prioritize the clean up work and will let us know a start date ASAP. He's trying to get it started before 4 Dec BOBS.
November 14, 2024 – Sent notice of November hearing to property owner and posted notice at property.
November 19, 2024 – Email received from property owner to let us know he is moving forward with clean up and let us know an asbestos survey was being completed in the "coming days". Start date for cleanup/foundation removal is supposed to be December 3rd.

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 December 4, 2024.

ATTACHMENTS:

1. 20241204_24-003113_1717 N 6th St 20241204_24-003113_1717 N 6th St.pptx

Case #24-003113

1717 N. 6th St.

CITY OF
ABILENE
TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Warranty Deed with Vendor's Lien naming **Spanish Arms LLC** as owner

- **TAYLOR COUNTY** – Shows **Spanish Arms LLC** 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** – Inactive since July 8, 2024

- Search reveals **Spanish Arms LLC** to be the owner.

Public Notice

Front North Side

Rear South Side

East Side

West Side

Substandard Code Violations

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

- Incomplete Demolition, Chapter 8, Sec 8-554 (13)
- Nuisance, Accumulation of junk & debris, Chapter 19, Sec 19-15 (2)
- Nuisance, Harborage conditions for vermin, Chapter 19, Sec 19-15 (3)
- Nuisance, Junked vehicles, Chapter 19, Sec 19-15 (18)

Day of Structure Fire

Day of Structure Fire

Day of Structure Fire

Current Conditions at Property

Current Conditions at Property

Timeline of Events

- **July 8, 2024 –** Structure fire of two-story apartment complex. Damage caused building to become structurally unsound and was demolished by AFD leaving the demo debris and foundation.
- **July 10, 2024 –** Affidavit of condemnation was recorded at the county clerk.
- **July 11, 2024 –** Condemnation notice was sent to the property owner.
- **July 15, 2024 –** The city was contacted by the apartment management company, Augusta Realtors, to inquire about demolition requirements to pass on to the owner. The same day we were also contacted by a clean up contractor that said they were bidding on clean up. They were also asking about demolition requirements. All of that information was emailed to both the apartment manager and contractor.
- **July 15, 2024 –** Spoke to property owner. He expressed interest in keeping the concrete slab, so I provided him instructions on how to go about getting approval, I also let him know to get with he state asbestos inspector before any actions are taken. I requested he put a temporary fence around the site, which he did.
- **July 31, 2024 –** We reached out to Augusta Realtors for an update on the debris removal. They said they were doing the best to get the owner to pick a bid for debris removal.
- **August 2, 2024 –** Phone call with property owner, I was told there is a contract in place to donate the property and it will close in 30-45 days, and the new owner understands the requirements of clean up/demo and will handle that immediately.

Timeline of Events

- **August 7, 2024 –** Received an email update from the property owner stating that he was under contract to donate the property as-is. He provided a copy of the incomplete contract.
- **October 18, 2024 –** Email from property owner stating that two parties that were interested in taking over the lot have backed out. He is looking into other possible leads. He stated if that doesn't work out he understands he will need to complete the clean-up/demo of the lot.
- **November 6, 2024 –** Email from property owner stating if no deal to transfer property is reached by December 16th, he will go ahead with the clean up. He also sent us a proposal he received from a contractor on the clean-up and foundation removal. We let him know that due to the number of complaints were receiving we need to move faster. He then let us know he is going to prioritize the clean up work and will let us know a start date ASAP. He's trying to get it started before December board hearing.
- **November 14, 2024 –** Sent notice of December hearing to property owner and posted notice at property.
- **November 19, 2024 –** Email received from property owner to let us know he is moving forward with clean up and let us know an asbestos survey was being completed in the "coming days". Start date for cleanup/foundation removal is supposed to be December 3rd.

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 1717 N. 6th St. presentation

CITY OF ABILENE TEXAS

Board of Building Standards
Agenda Memo

Meeting Date:12/4/2024

TO:

FROM:

SUBJECT: **End of FY 24 Condemnation/Dilapidated Structure Program Statistics**

GENERAL INFORMATION

FY 24 Condemnation/Dilapidated Structure Program Statistics

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 20241204_Annual Stats 20241204_Annual Stats.pptx

Code Compliance Condemnation Program FY2024 October 1, 2023 – September 30, 2024

73 New condemnation cases, down 9 from last year

55 Dilapidated structure cases with 235 last year

71 Cases completed, 15 more than last year

100 Brought before Board of Building Standards, 45 more than last year

27 Resolved without going to the Board of Building Standards

13 City, 11 CDBG and 3 Rebuild ABI funded demos

Average cost per demolition $10,536 this is about the same as last year

12 Owner repaired structures and 14 demolitions by owner

3 cases on appeal pending litigation.

Board of Building Standards
Agenda Memo

Meeting Date:12/4/2024

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: