



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 January 8, 2025 at 8:30 A.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 December 4, 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# 24-000019: 1549 Westmoreland St. (CRESCENT HEIGHTS, BLOCK P, LOT S20.2 OF 12 & N35.3 OF 13, TAYLOR COUNTY, TEXAS), Owner: Neelam Akram and Balal Ahmed Chaudhary
- B. 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.
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-002384: 1750 Vogel St. (LILLIE ADAMS SUBDIVISION, LOT 7, TAYLOR COUNTY, TEXAS), Owner: Robinson Bill & Baldamera Segura

- D. 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
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-004411: 2041 S 20th St. (E62.35 W574.95 N200 FT LT 1 D 1-2-3 ANDERSON & 20X26 SECOF 1, TAYLOR COUNTY, TEXAS), Owner: Crofton Hettie Mae c/o Pat Crofton
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-006179: 1827 N 7th St. (HEYCK/CUNNINGHAM, BLOCK 2, LOT 12, TAYLOR COUNTY, TEXAS), Owner: Cortez Blanca

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 31st day of December, 2024, at 8:15 a.m.

Shawna Atkinson, City Secretary



**Board of Building Standards
Agenda Memo**

Meeting Date:1/8/2025

TO:

FROM:

**SUBJECT: Public Hearing and possible approval of December 4, 2024 Board of
Building Standards meeting minutes**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Dec 4 2024 BOBS Minutes

Dec 4 2024 BOBS Minutes.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
December 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. Sean McNeill
Mr. Lloyd Turner
Mr. Will Dugger

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

Others Present: Ms. Peggy Wilson (1333 Meander St)
Mr. Paresh Patel (160 Ruby St)
Mr. Jeffery Flannagon (160 Ruby St)
Mr. Bill Teaff (1333 Meander St)
Mr. Rosten Callarman (1717 N 6th St)

CALL TO ORDER

Mr. Beard called the meeting to order at 8:33 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, November 6, 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. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None
ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

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

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 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 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# 23-004102: 160 Ruby St (BREWER SUBD OF SCOTT HWY, BLOCK 24, LOT 1 & S/PT OF 2, TAYLOR COUNTY, TEXAS), Owner: Flannagon Jeffery D

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. Mr. Flannagon stated that he could meet the requirements in the Staff Recommendation. Mr. Patel stated that he no longer wanted any correspondence regarding the property as he doesn't own it anymore. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. McBrayer made a motion to Owner is to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair, and cost estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. Allred, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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

Mr. Wright presented the case,

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

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

Staff recommendations are as follows:

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

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

Public Hearing: Mr. Beard opened the public hearing. Ms. Wilson stated that she is the owner and she wants to keep her home. She stated that she has \$20,000 saved. She stated that she can get the house cleaned out. Mr. Taff then spoke stating that he is a neighbor. He stated that he doesn't believe Ms. Wilson understand the size of the job to repair the home. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Allred made a motion that the property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable and was seconded by Mr. 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
Beard

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 24-002800: RE: 1201 Mesquite St (7 & 8 200 JOHNSTON OT 1-A ABL, TAYLOR COUNTY, TEXAS), Owner: Valentine Anna L

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. Dugger made a motion to Owner is to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair, and cost estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. McNeill, motion passed.

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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

Mr. Wright presented the case,

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

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec. 8-554 (5)
- Hazardous Mechanical, 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. Dugger made a motion to Owner is to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair, and cost estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. McBrayer, motion passed.

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

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

Mr. Wright presented the case,

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)

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. Callarman stated that he is a representative from Habitat for Humanity. He stated that they are planning to purchase the property after the demolition and build affordable homes. There being no additional speakers, Mr. Beard closed the public hearing.

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

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

Mr. McNeill made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. Turner, motion passed.

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

End of Fiscal Year 2024 Condemnation/Dilapidated Structure Program Statistics

Mr. Door presented the End of Year Statistics as follows:

- 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.

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:27 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 1/8/2025

TO:

FROM:

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

GENERAL INFORMATION

Owner: NEELAM AKRAM AND BALAL AHMED CHAUDHARY

Sq Ft: 798

Structural: Unknown

Foundation: Unknown

Value: \$21,902

Total Value: \$27,185

Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

April 11, 2023- Completed an initial inspection. The property's back door and window were not secure. Observed general dilapidation to the exterior and interior of the structure. Water intrusion due to an inadequate roof covering was viewed throughout the interior of the structure. Electrical power was on at the time of the inspection. Notice of violation sent to property owner.

April 17, 2023- We spoke to the owner who said she was moving back from California in Aug and was planning on remodeling the structure. We told her to make sure she gets the structure secure so homeless people could not get in. She said she would do that and also get the yard cleaned up.

July 27, 2023- Property was inspected and found to be in the same condition as the original inspection.

August 7, 2023- Spoke to the owner and she was confrontational about the condition of her

property. She stated securing the property would not do any good and vagrants would still find a way in. Also that securing the structure would cause harm to her structure. She said she has spoken with all the neighbors and no one cares that her property is in its condition. She told us to go look around downtown and fix it before worrying about her little property. She said she wants to fix it up and sell it.

January 22, 2024- Opened a condemnation case due to the failure of owner to make any improvements to this house.

April 22, 2024- Property mowed by city.

July 11, 2024- As of today we have had no contact with the owner in almost a year. Nothing has been done at this property, and we continue to get complaints regarding the conditions.

July 22, 2024 – Owner called to say that she had sold the property and advised us to discontinue contact with her. I explained that until the title was transferred that would not be possible. She provided a phone number for an out-of-state buyer. The buyer stated that they were in talks with her to purchase the property; however, there was no agreement or set date of sale yet.

August 7, 2024 - Board ordered 30-60.

August 13, 2024 – Property sold. Condemnation notice and 30-60 sent to new owner.

October 11, 2024 – Spoke with new owner and advised of reports of vagrants in the property.

December 11, 2024 – Notice of January hearing sent to property owner and posted on property.

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 January 8, 2025.

ATTACHMENTS:

- | | | |
|----|--|---|
| 1. | 20250108_Slides Intro | 20250108_Slides Intro.pptx |
| 2. | 20250108_23-0000019_1549
Westmoreland St. | 20250108_23-0000019_1549 Westmoreland
St..pptx |

**BOARD
OF
BUILDING
STANDARDS**

January 8, 2025



PUBLIC NOTICE – January 8, 2025 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, January 8, 2025 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 1549 Westmoreland St Abilene, TX 79603, 2970 S. 6th St Abilene, TX 79605, 1750 Vogel Ave Abilene, TX 79603, 1401 N. 19th St Abilene, TX 79602, 2041 S. 20th St Abilene, TX 79602, and 1827 N. 7th 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 #24-000019

1549 Westmoreland St.



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 **Mallon, Angelina** as owner
- **TAYLOR COUNTY** – Shows **Mallon, Angelina** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since January 14, 2017
- Search reveals **Mallon, Angelina** to be the owner.



Public Notice

Network: Dec 11, 2024 at 10:37:45 AM CST
Local: Dec 11, 2024 at 10:37:45 AM CST



—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
TUESDAY, DECEMBER 10, 2024 AT 8:30 A.M.
All interested parties are urged to attend.
(325) 676-6241

Owner Rights and Responsibilities
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 a 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.

"NOTICE"
THIS BUILDING IS UNFIT FOR
HUMAN HABITATION AND IS
CONDEMNED BY THE CITY
OF ABILENE

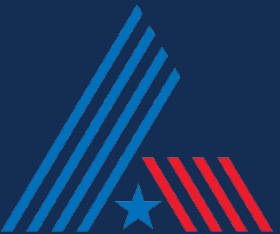
CITY OF ABILENE
CONTACT CITY OF ABILENE 325-676-6241
IT IS A VIOLATION OF THE LAW FOR ANYONE TO IGNORE OR DISOBEY THIS NOTICE.



Front West Side



Rear East Side



North Side

Jul 30, 2024 at 9:35:35 AM



South Side



Substandard Code Violations

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

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



Exterior Dilapidation/Faulty Weather Protection



Exterior Dilapidation/Faulty Weather Protection



Interior Dilapidation



Interior Dilapidation



Inadequate Sanitation / Faulty Mechanical

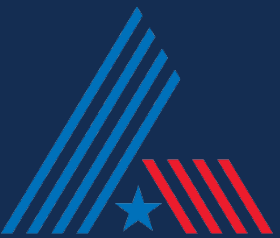


Inadequate Sanitation / Electrical Hazards



Timeline of Events

- **April 11, 2023-** Completed an initial inspection. The property's back door and window were not secure. Observed general dilapidation to the exterior and interior of the structure. Water intrusion due to an inadequate roof covering was viewed throughout the interior of the structure. Electrical power was on at the time of the inspection. Notice of violation sent to property owner.
- **April 17, 2023-** We spoke to the owner who said she was moving back from California in August and was planning on remodeling the structure. We told her to make sure she gets the structure secure so homeless people could not get in. She said she would do that and also get the yard cleaned.
- **July 27, 2023-** Property was inspected and found to be in the same condition as the original inspection.
- **August 7, 2023-** Spoke to the owner and she was confrontational about the condition of her property. She stated securing the property would not do any good and vagrants would still find a way in. Also that securing the structure would cause harm to her structure. She said she has spoken with all the neighbors and no one cares that her property is in its condition. She told us to go look around downtown and fix it before worrying about her little property. She said she wants to fix it up and sell it.



Timeline of Events

- **January 22, 2024-** Opened a condemnation case due to the failure of owner to make any improvements to this house.
- **April 22, 2024-** Property mowed by city.
- **July 11, 2024-** As of today we have had no contact with the owner in almost a year. Nothing has been done at this property, and we continue to get complaints regarding the conditions.
- **July 22, 2024** – Owner called to say that she had sold the property and advised us to discontinue contact with her. I explained that until the title was transferred that would not be possible. She provided a phone number for an out-of-state buyer. The buyer stated that they were in talks with her to purchase the property; however, there was no agreement or set date of sale yet.
- **August 7, 2024 - Board ordered 30-60.**
- **August 13, 2024** – Property sold. Condemnation notice and 30-60 sent to new owner.
- **October 11, 2024** – Spoke with new owner and advised of reports of vagrants in the property.
- **December 11, 2024** – Notice of January hearing sent to property owner and posted on property.



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 1549 Westmoreland St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 1/8/2025

TO:

FROM:

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

GENERAL INFORMATION

Owner: Armstrong Electrical Supply Inc
Sq Ft: 17,500
Structural: OK
Foundation: OK
Value: \$62,451
Total Value: \$75,501
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

October 13, 2015 – Structure fire occurred. Damages estimated to be \$10,000. No clean-up or repairs were ever completed.

October 12, 2021 – Performed initial inspection. Opened a dilapidated structure case. Neighbor let me know there was a structure fire here a few years back and the inside was badly damaged.

August 11, 2023 – Spoke to owner by phone. Asked her to come up with repair plan and call me back. No call back, no repairs made.

January 19, 2024 – Served admin search warrant at property and discovered that the structure had extensive interior damage and needed to be condemned. Structure fire debris and damage still present as well as high water standing in the basement.

January 29, 2024 – Affidavit of condemnation filed at county clerk.

February 5, 2024 – Sent notice of condemnation and 30-60 to property owner.

March 27, 2024 – Property Maintenance Inspector met with grandson of property owner to

discuss condemnation and board hearing.

May 1, 2024 – Board issued a 30/60 order.

May 9, 2024 – Spoke with Mr. Armstrong who stated he has not had time to complete a Plan of Action.

August 7, 2024 – I spoke with Ms. Armstrong and advised her of the urgency to submit a Plan of Action.

August 12, 2024 – No Plan of Action submitted. No permits applied for. No repairs appear done.

September 4, 2024 – Board assessed civil penalties for non-compliance of May 1, 2024 Board order

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Owner is ordered to pay civil penalties for non-compliance of the Board's order on May 1, 2024 in the amount of \$25.00 per day from the date civil penalties were last assessed being September 4, 2024 through January 7, 2025, which is a total of 125 days. Total civil penalties to be assessed is \$3,125.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on January 8, 2025.

ATTACHMENTS:

1. 20250108_24-000130_2970 S. 6th St 20250108_24-000130_2970 S. 6th St.pptx

Case #24-000130

2970 S. 6th St.



CHECKLIST FOR RECORDS SEARCH

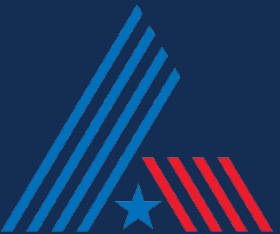
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Special warranty Deed naming **Armstrong Electrical Supply Co.** as owner
- **TAYLOR COUNTY** – Shows **Armstrong Electrical Supply, Inc** to be the owner.
- **SECRETARY OF STATE** – Company shows to have forfeited existence
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2006
- Search reveals **Armstrong Electrical Supply Company** to be the owner.



Public Notice



Front South Side



Rear North Side

Apr 15, 2024 at 10:10:38 AM



East Side

Apr 15, 2024 at 10:09:46 AM



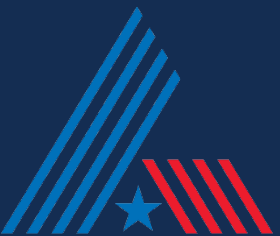
West Side



Substandard Code Violations

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

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



Exterior Dilapidation



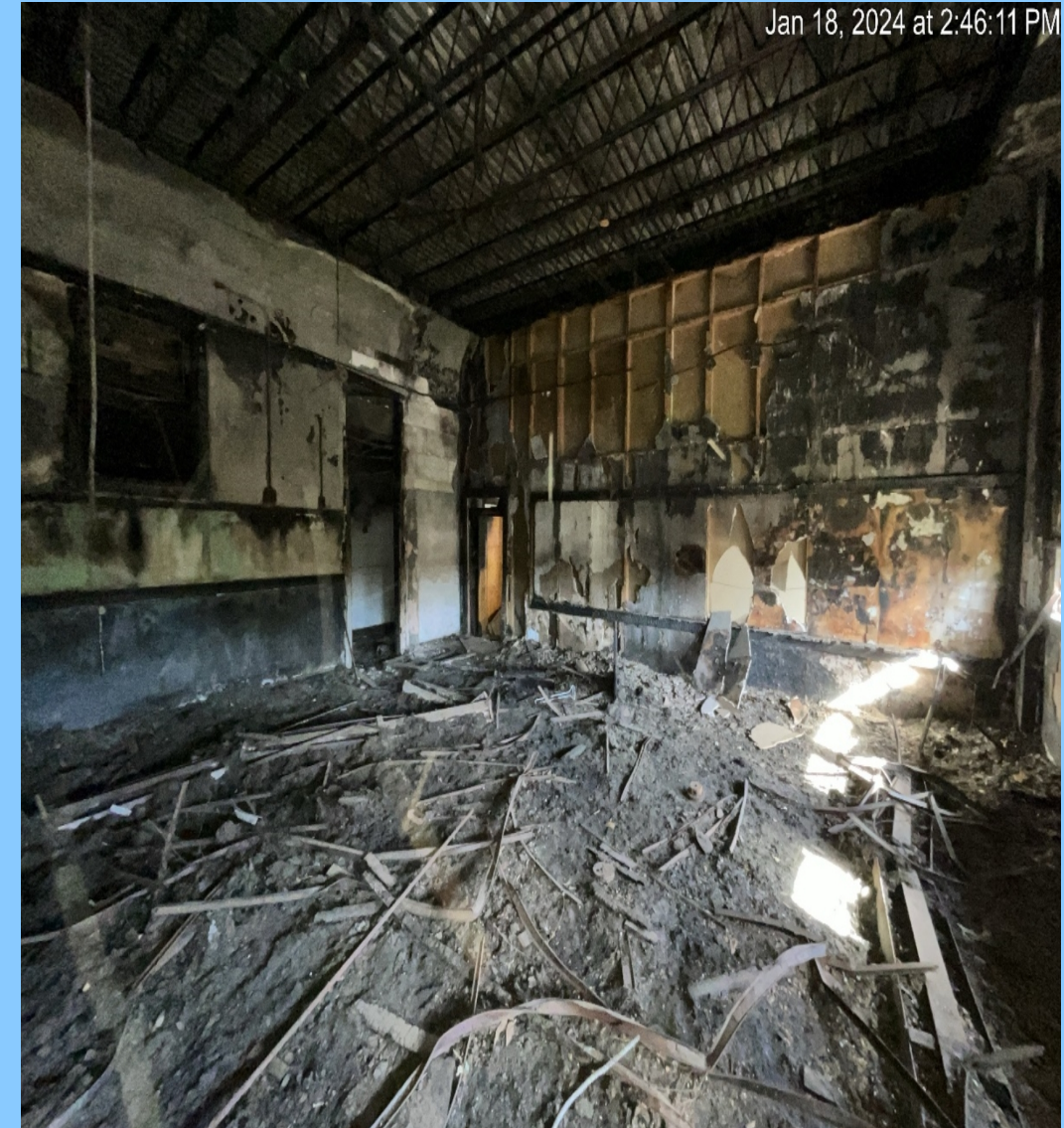
Exterior Dilapidation



Exterior Dilapidation



Interior Dilapidation



Interior Dilapidation



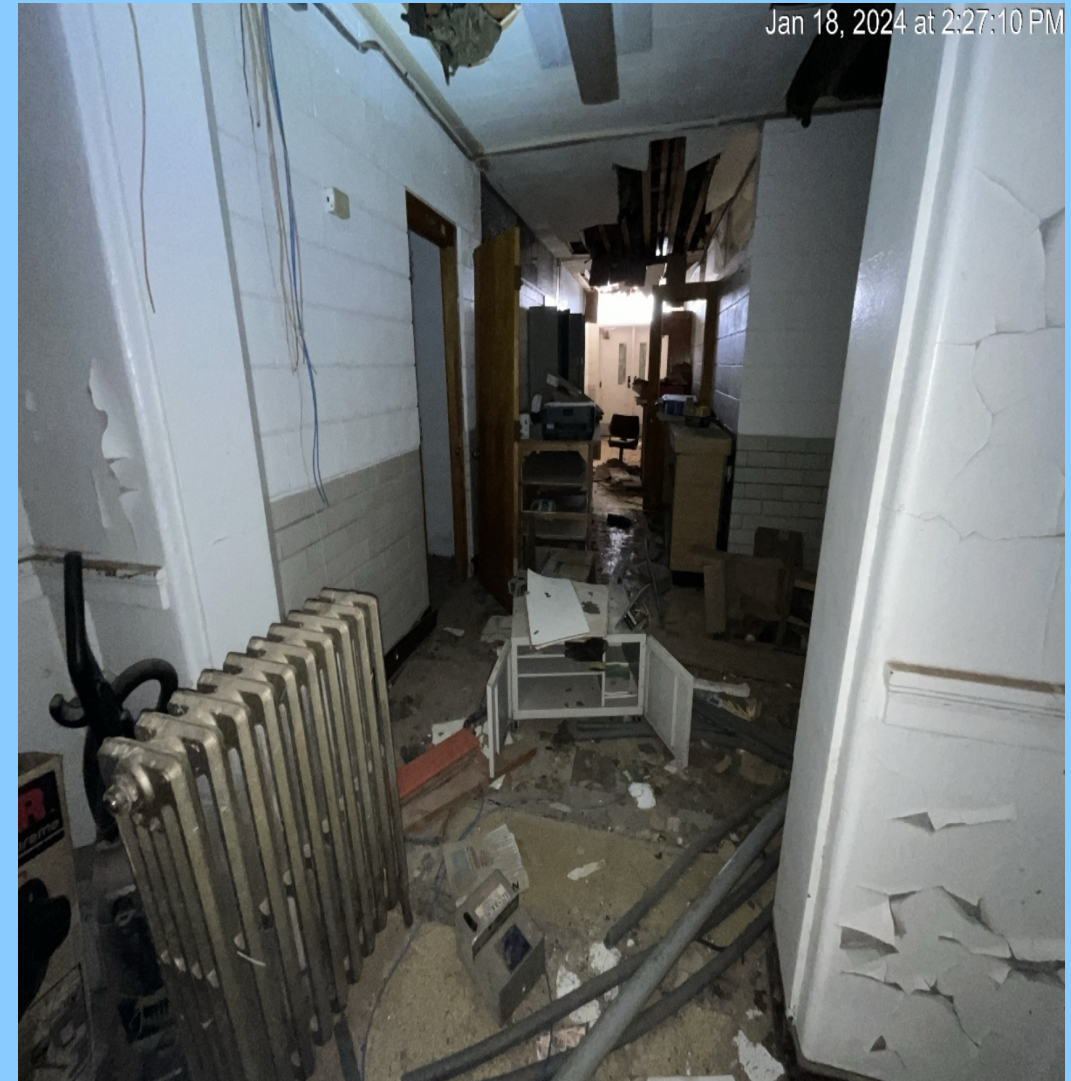
Interior Dilapidation



Interior Dilapidation



Interior Dilapidation



Interior Dilapidation



Timeline of Events

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



Timeline of Events

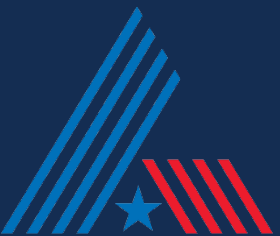
- **March 27, 2024** – Property Maintenance Inspector met with grandson of property owner to discuss condemnation and board hearing.
- **May 1, 2024** – Board issued a 30/60.
- **May 9, 2024** – Spoke with Mr. Armstrong who stated he has not had time to complete a Plan of Action.
- **July 10, 2024** – Time to appeal order expired. No progress on structure and no Plan of Action submitted.
- **August 7, 2024** – I spoke with Ms. Armstrong and advised her of the urgency to submit a Plan of Action.
- **August, 12, 2024** – No Plan of Action submitted. No permits applied for. No repairs appear done. Additional dilapidation noted.
- **September 4, 2024** – Board assessed civil penalties for non-compliance of May 1, 2024 Board order.
- **December 11, 2024** – Notice of January hearing sent to owner and posted on structure.



Special Considerations:

- 30/60 order was issued on May 1, 2024
- 30/60 order was recorded with City Secretary on May 3, 2024
- 30/60 order was sent to property owner on May 6, 2024
- 30/60 order was delivered by USPS certified mail to property owner on May 9, 2024
- 30/60 order was published in newspaper on May 10, 2024

As of January 7, 2025 the owners have not complied with the order of 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits.



Staff Recommendation:

- Order:

Owner is ordered to pay civil penalties for non-compliance of the Board's order on May 1, 2024 in the amount of \$25.00 per day from the date civil penalties were last assessed being September 4, 2024 through January 7, 2025, which is a total of 125 days. Total civil penalties to be assessed is \$3,125.



End of 2970 S. 6th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 1/8/2025

TO:

FROM:

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

GENERAL INFORMATION

Owner: Robinson Bill & Baldamera Segura

Sq Ft: 1,303

Structural: Poor

Foundation: Poor

Value: \$33,089

Total Value: \$36,170

Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

February 2, 2022 – Case opened for dilapidated structure.

August 30, 2022 – Requested owner provide plan of action in 30 days to address dilapidation.

June 9, 2023 – Inspected property with owner present. Told owner we would give him time to work on ownership situation to sell property or start repairs.

March 22, 2024 – Received another citizen complaint for the property.

June 6, 2024 – Opened condemnation case.

June 13, 2024 – Condemnation affidavit recorded at county clerk. Notices sent to both owners.

June 14, 2024 – Spoke to one of the owners at city hall. We discussed possible consent for the city to allow him to reattempt to sell the property. He said he doesn't have any contact with the other owner. The copy of the notice that the city sent came back unclaimed and was returned to sender.

July 1, 2024 – Owner let us know he was attempting to sell to someone that wants to demo the structure.

October 9, 2024 – Notice of hearing sent to owners and posted on structure.

November 6, 2024 – Board ordered 30-60

December 11, 2024 – Notice of January hearing sent to owners and posted on structure.

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 January 8, 2025.

ATTACHMENTS:

1. 20250108_24-002384_1750 Vogel Ave 20250108_24-002384_1750 Vogel Ave.pptx

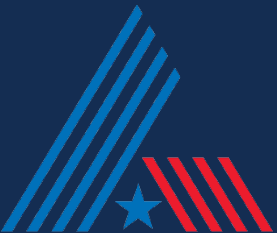
Case #24-002384

1750 Vogel Ave



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 **Bill Robinson**, and an additional Warranty Deed transferring 50% ownership to **Segura Baldamero**
- **TAYLOR COUNTY** – Shows **Bill Robinson & Segura Baldamero** 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 21, 2016
- Search reveals **Bill Robinson & Segura Baldamero** to be the owner.



Public Notice

Network: Dec 11, 2024 at 10:48:14 AM CST
Local: Dec 11, 2024 at 10:48:14 AM CST



Front South Side

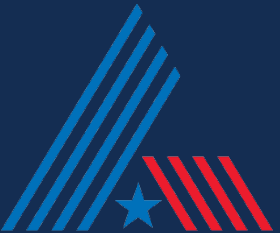
Sep 18, 2024 at 10:10:26 AM



Rear North Side



East Side



West Side

Sep 18, 2024 at 10:14:19 AM



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



Exterior Dilapidation



Faulty Weather Protection



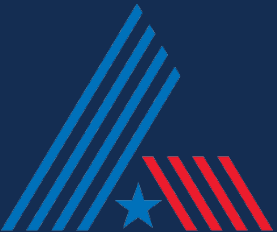
Faulty Plumbing



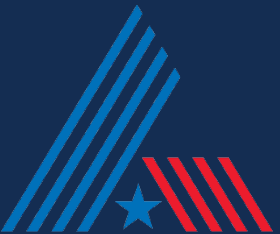
Inadequate Sanitation



Inadequate Sanitation



Electrical Hazards



Timeline of Events

- **February 2, 2022** – Case opened for dilapidated structure.
- **August 30, 2022** – Requested owner provide plan of action in 30 days to address dilapidation.
- **June 9, 2023** – Inspected property with owner present. Told owner we would give him time to work out half ownership situation to sell property or start repairs.
- **March 22, 2024** – Received another citizen complaint for the property.
- **June 6, 2024** – Opened condemnation case.
- **June 13, 2024** – Condemnation affidavit recorded at county clerk. Notices sent to both owners.
- **June 14, 2024** – Spoke to one of the owners at city hall. We discussed possible consent for the city to demo or him retrying to sell the property. He said he doesn't have any contact with the other owner. The condemnation notice that the city sent came back unclaimed and was returned to sender.
- **July 1, 2024** – Owner let us know he was attempting to sell to someone that wants to demo the structure.
- **November 6, 2024** – Board ordered 30-60
- **December 11, 2024** – Notice of January hearing sent to owners and posted on structure.



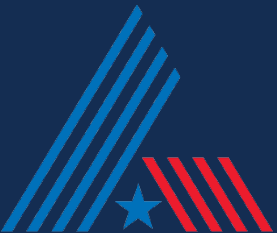
Staff Recommendation:

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 1750 Vogel Ave presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 1/8/2025

TO:

FROM:

SUBJECT: 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

GENERAL INFORMATION

Owner: Houle Albert
Sq Ft: 1,279
Structural: Poor
Foundation: Unknown
Value: \$52,861
Total Value: \$55,661
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

January 22, 2019 – Condemnation case opened for dilapidated garage on the property.
February 14, 2019 – Discovered that the electric meter for the house was on the garage.
November 13, 2019 – After PMI worked with several charities and AEP, the meter was relocated.
August 6, 2021 – Garage was demolished without communication with the City and without permit. Condemnation case closed.
July 3, 2024 – PMI Inspector noticed significant defect in the roof of the structure. Condemnation case was opened.
July 15, 2024 – Condemnation sign posted on structure.
July 5, 2024 – Water department shows inactive service since December 17, 2019.
July 22, 2024 – Affidavit of Condemnation was filed with the County.
July 24, 2024 – Condemnation notice sent to owner.
October 9, 2024 – Notice of hearing sent to owner and posted on the structure.

October 18, 2024 – Executed code inspection warrant. Found Extensive roof damage and dangerous floor.

November 6, 2024 – Board ordered 30/60.

December 11, 2024 – Notice of hearing sent to property owner and posted on structure.

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 January 8, 2025.

ATTACHMENTS:

1. 20250108_24-003060_1401 N. 19th St 20250108_24-003060_1401 N. 19th St.pptx

Case #24-003060
1401 N. 19th St.



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 **Albert Houle** as owner
- **TAYLOR COUNTY** – Shows **Albert Houle** 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 Dec 17, 2019
- Search reveals **Albert Houle** to be the owner.



Public Notice



Front North Side



Rear South Side



East Side



West Side



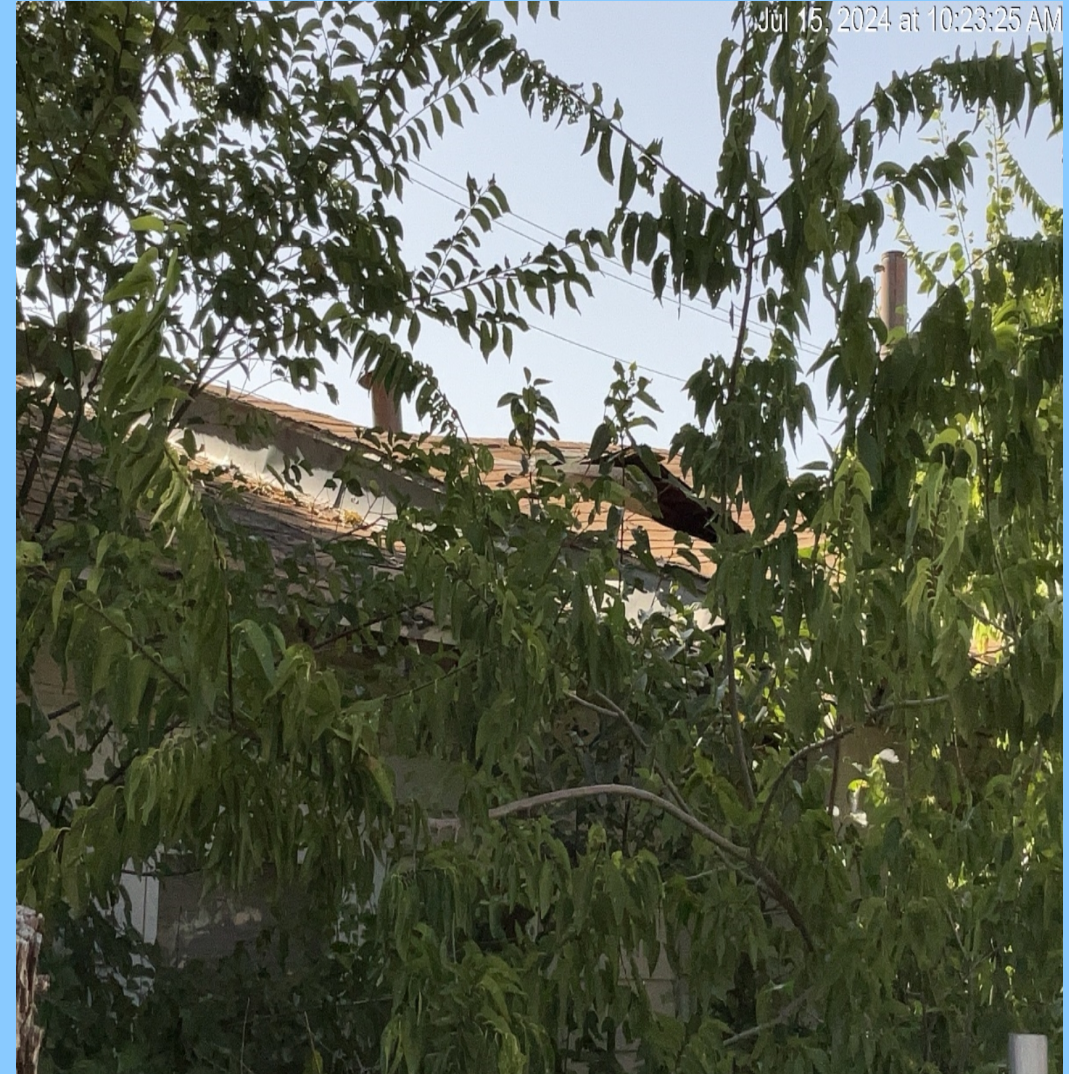
Substandard Code Violations

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

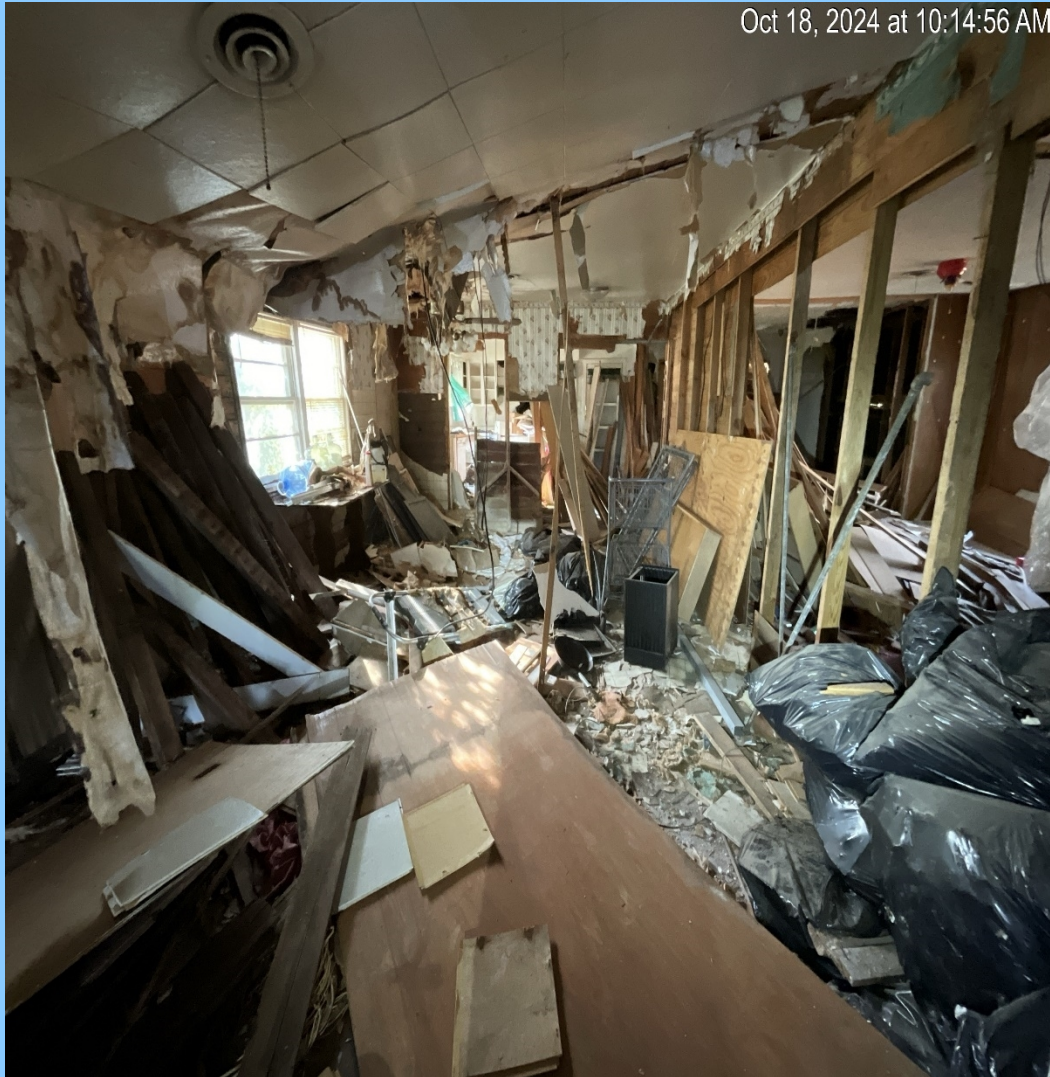
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8,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



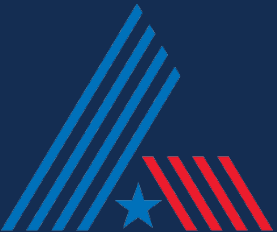
Structural Hazards



Structural Hazards



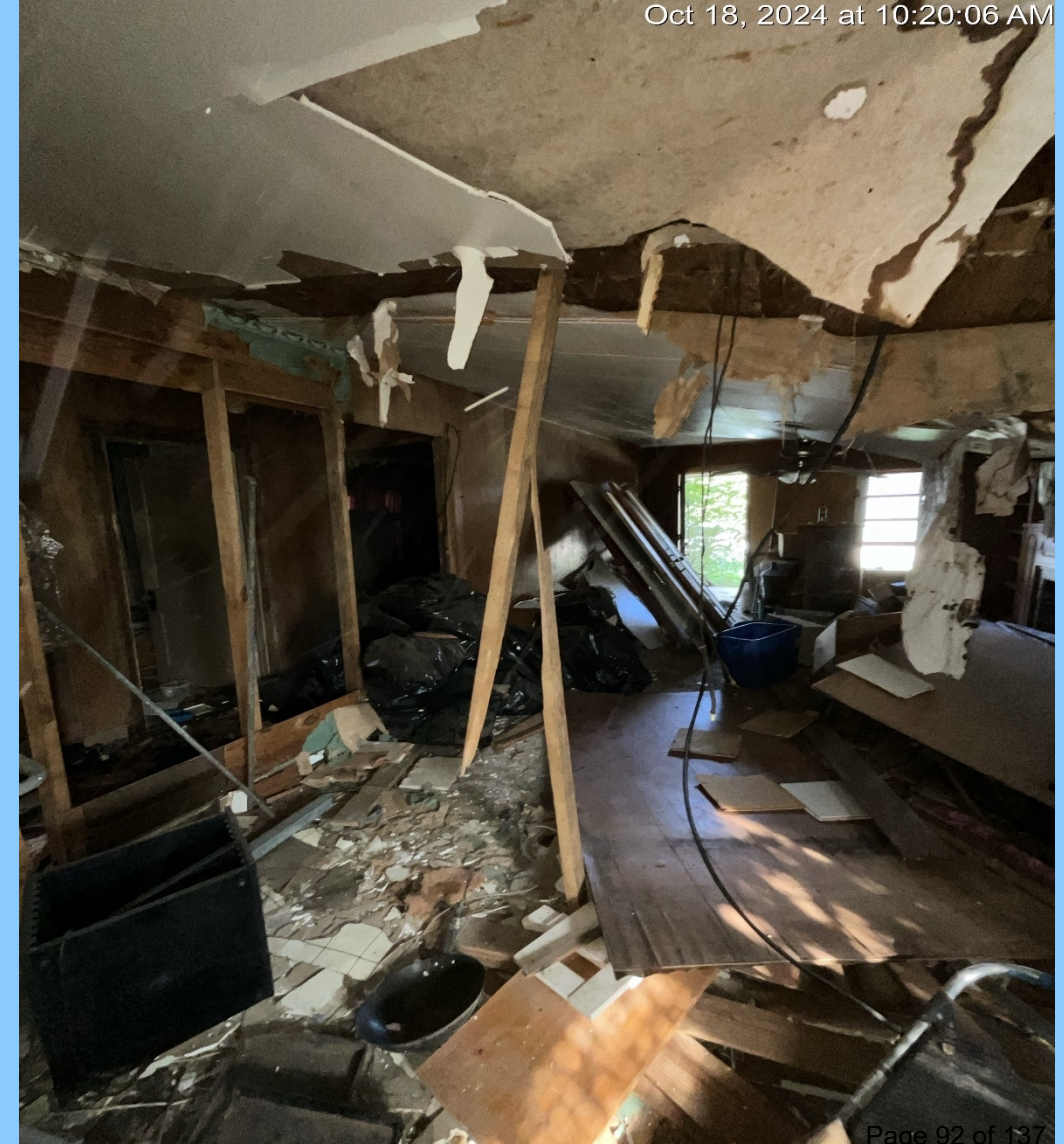
Structural Hazards/Inadequate Sanitation



Inadequate Sanitation/Interior Dilapidation



Structural Hazards



Timeline of Events

- **January 22, 2019** – Condemnation case opened for dilapidated garage on the property.
- **February 14, 2019** – Discovered that the electric meter for the house was on the garage.
- **November 13, 2019** – After Code Officer worked with several charities and AEP, the meter was relocated.
- **August 6, 2021** – Garage was demolished without communication with the City and without permit. Condemnation case closed.
- **July 3, 2024** – PMI Inspector noticed significant defect in the roof of the structure. Condemnation case was opened.
- **July 15, 2024** – Condemnation sign posted on structure.
- **July 5, 2024** – Water department shows inactive service since December 17, 2019.
- **July 22, 2024** – Affidavit of Condemnation was filed with the County.
- **July 24, 2024** – Condemnation notice sent to owner.
- **October 18, 2024** – Executed code inspection warrant. Found Extensive roof damage and dangerous floor.
- **November 6, 2024** – Board ordered 30/60.
- **December 11, 2024** – Notice of hearing sent to property owner and posted on structure.



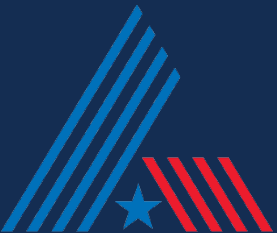
Staff Recommendation:

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 1401 N. 19th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 1/8/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-004411: 2041 S 20th St. (E62.35 W574.95 N200 FT LT 1 D 1-2-3 ANDERSON & 20X26 SECOF 1, TAYLOR COUNTY, TEXAS), Owner: Crofton Hettie Mae c/o Pat Crofton

GENERAL INFORMATION

Owner: Crofton Hettie Mae c/o Pat Crofton
Sq Ft: 2,188
Structural: Poor
Foundation: OK
Value: \$37,982
Total Value: \$42,959
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

August 30, 2024 – Inspected property at request of Code Officer that was working on clean up and mowing of the property. They had found that there was a large structure fire here and the home looks to be uninhabitable. Fire report shows the fire occurred on July 3, 2021 due to an electrical malfunction. Damages are estimated at \$25K. According to the fire report, the residence was insured. It was never repaired. Water has been off since December 2007.

September 12, 2024 – Executed a code inspection warrant to inspect the full exterior and interior of property and found extensive fire damage.

September 12, 2024 – Cleanup/mowing abatement by the city. Due to difficulty of mowing, project took 7 days to finish.

September 16, 2024 – Affidavit of condemnation was recorded at county clerk.

September 18, 2024 – Notice of condemnation was sent to the property owner.

December 11, 2024 – Notice of hearing sent to property owner and posted on structure.

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 January 8, 2025.

ATTACHMENTS:

1. 20250108_24-004411_2041 S. 20th St 20250108_24-004411_2041 S. 20th St.pptx

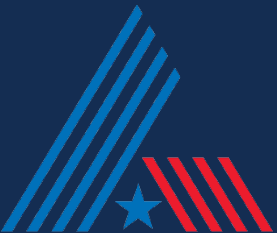
Case #24-004411

2041 S. 20th St.



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 of Trust naming **Hettie Mae Crofton** as owner
- **TAYLOR COUNTY** – Shows **Hettie May Crofton** 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 Dec 22, 2007
- Search reveals **Hettie May Crofton** to be the owner.



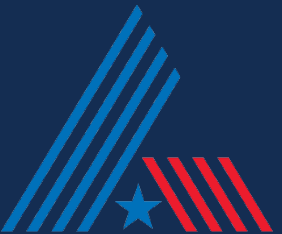
Public Notice

Network: Dec 11, 2024 at 11:14:07 AM CST

Local: Dec 11, 2024 at 11:14:07 AM CST



Front North Side



Rear South Side



East Side



East Side



West Side



Substandard Code Violations

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

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



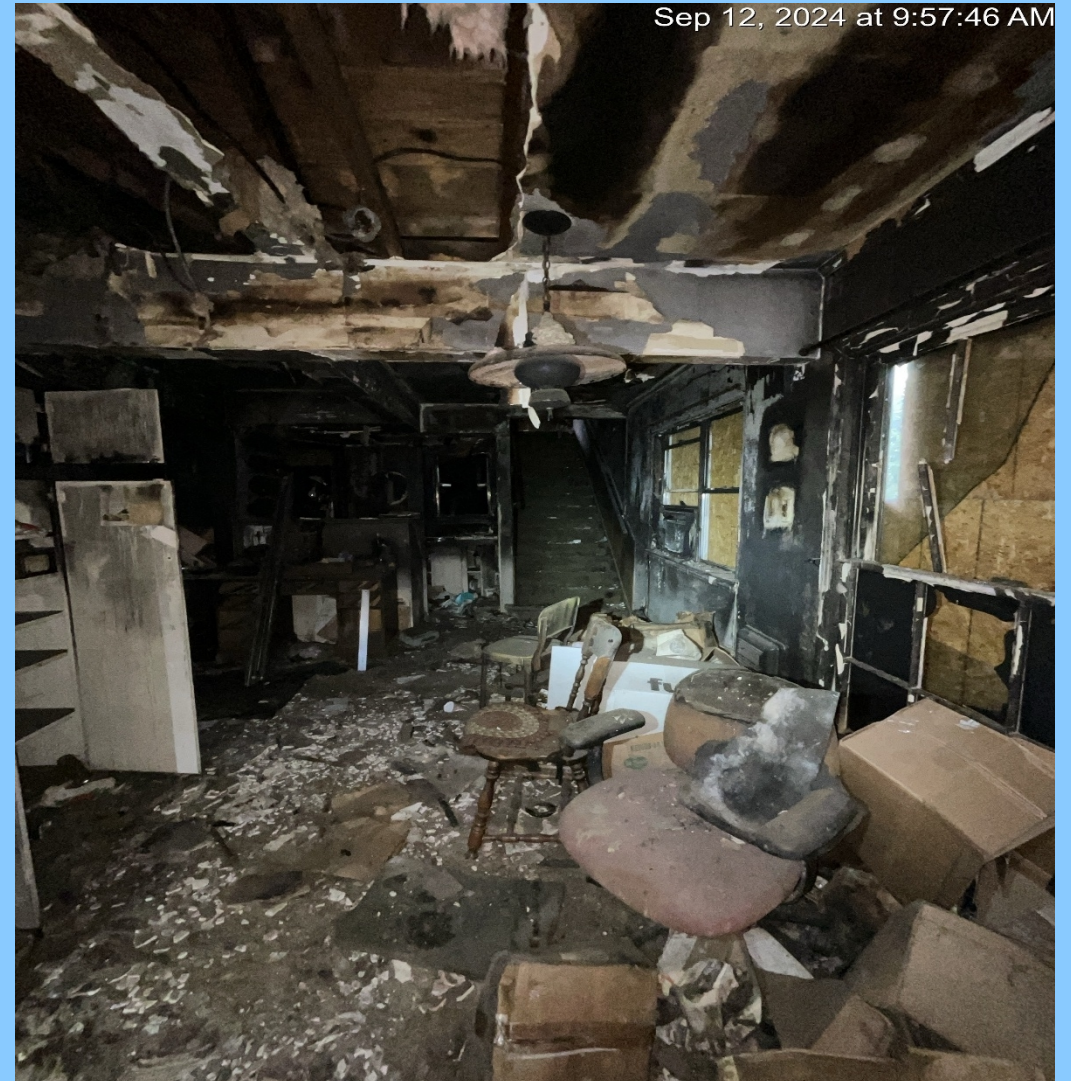
Inadequate Sanitation / Structural Hazard



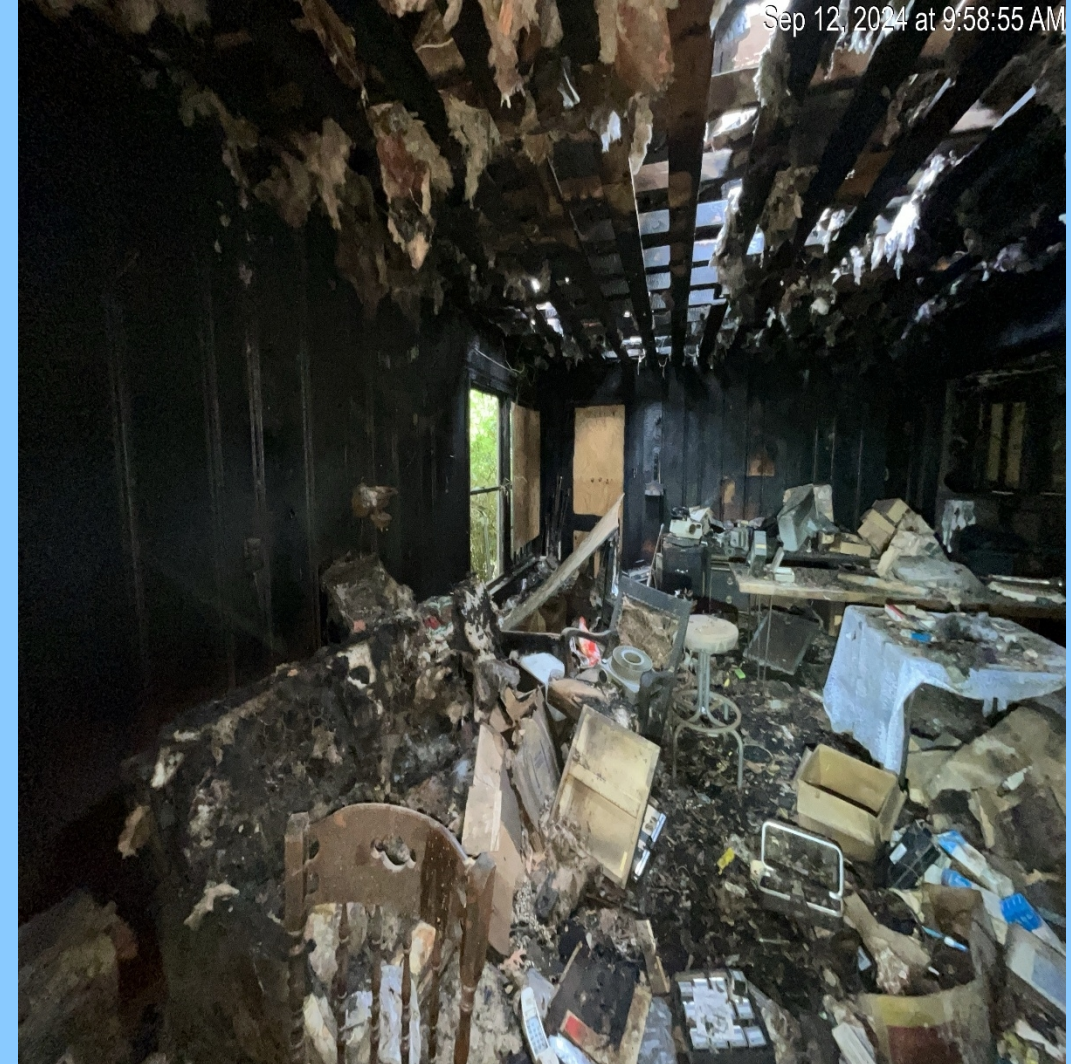
Interior Conditions



Interior Conditions

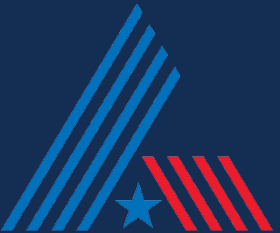


Interior Conditions



Nuisance

Unmaintained backyard with hazardous cut bamboo chutes throughout



Timeline of Events

- **August 30, 2024** – Inspected property at request of Code Officer that was working on clean up and mowing of the property. They had found that there was a large structure fire here and the home looks to be uninhabitable. Fire report shows the fire occurred on July 3, 2021 due to an electrical malfunction. Damages are estimated at \$25K. According to the fire report, the residence was insured. It was never repaired. Water has been off since December 2007.
- **September 12, 2024** – Executed a code inspection warrant to inspect the full exterior and interior of property and found extensive fire damage.
- **September 12, 2024** – Cleanup/mowing abatement by the city. Due to difficulty of mowing, project took 7 days to finish.
- **September 16, 2024** – Affidavit of condemnation was recorded at county clerk.
- **September 18, 2024** – Notice of condemnation was sent to the property owner.
- **December 11, 2024** – Notice of hearing sent to property owner and posted on structure.



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 2041 S. 20th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 1/8/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-006179: 1827 N 7th St. (HEYCK/CUNNINGHAM, BLOCK 2, LOT 12, TAYLOR COUNTY, TEXAS), Owner: Cortez Blanca

GENERAL INFORMATION

Owner: Cortez Blanca
Sq Ft: 1,318
Structural: Poor
Foundation: Unknown
Value: \$59,313
Total Value: \$61,313
Delinquent Tax: \$1,975

SPECIAL CONSIDERATIONS

September 19, 2022 – Case was opened for vacant, unsecured, dilapidated structure.
September 20, 2022 – Sent notice of violation by regular and certified mail to property owner. Case signed for by the property owner.
November 1, 2022 – Owner failed to secure property. Property was secured by the city. Prior to securing, it was evident by items found that vagrants had been using property. After property was secured, a vagrant complained to securement contractor that some of his belongings were still inside.
December 5, 2022 – Property was secured again by the city.
November 14, 2024 – Property was cleaned up and mowed by the city.
November 21, 2024 – Structure fire occurred. AFD estimated damages at \$5K. Fire was determined to be caused by vagrants that were occupying the property.
December 3, 2024 – Affidavit of condemnation was recorded at county clerk.
December 9, 2024 – Property was inspected. Found the back of the house to be unsecured. A vagrant and his dogs were at the property. The vagrant admitted he and his girlfriend are living inside. The vagrant

order to vacate by the City Marshal's. Received a phone call from neighbor of the property to inform that vagrants are still burning inside the home.

December 10, 2024 – The property was secured again by the city.

December 11, 2024 – Notice of condemnation and notice of January hearing was sent to property owner. Notice posted on structure.

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 January 8, 2025.

ATTACHMENTS:

1. 20250108_24-006179_1827 N. 7th St 20250108_24-006179_1827 N. 7th St.pptx

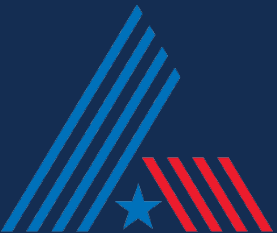
Case #24-006179

1827 N. 7th St.



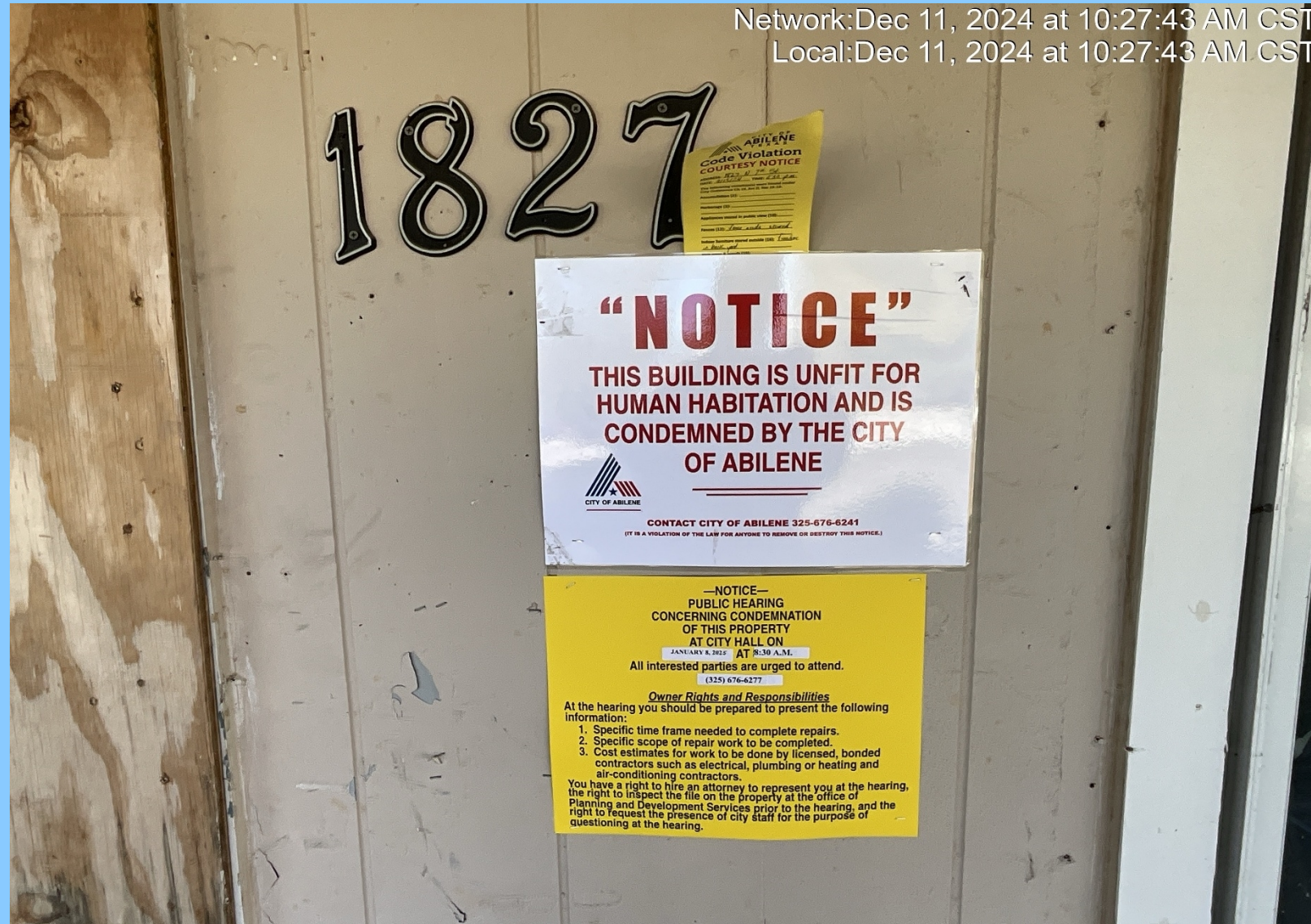
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Quit Claim Deed of Trust naming **Blanca Cortez** as owner
- **TAYLOR COUNTY** – Shows **Blanca Cortez** 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 Dec 15, 2016
- Search reveals **Blanca Cortez** to be the owner.



Public Notice

Network: Dec 11, 2024 at 10:27:43 AM CST
Local: Dec 11, 2024 at 10:27:43 AM CST



Front North Side



Rear South Side



East Side



West Side



Substandard Code Violations

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

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



Exterior Dilapidation



Structural Hazards



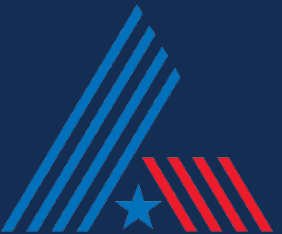
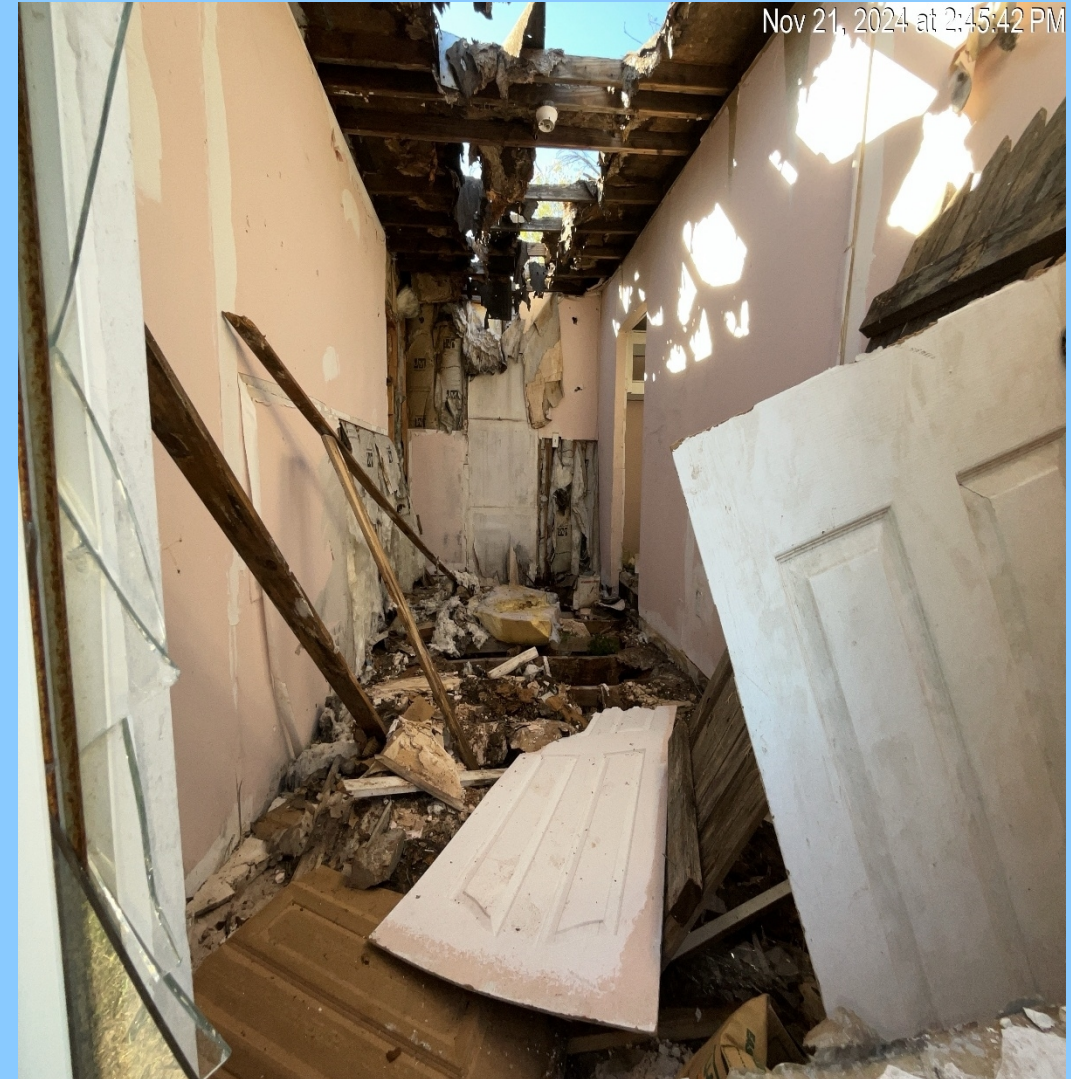
Hazardous Electrical and Plumbing



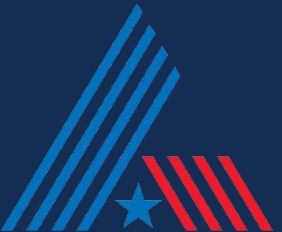
Structural and Electrical Hazards



Structural Hazards

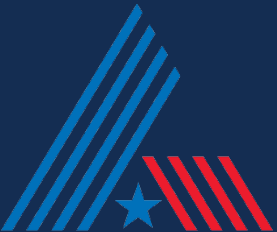


Interior Dilapidation



Timeline of Events

- **September 19, 2022** – Case was opened for vacant, unsecured, dilapidated structure.
- **September 20, 2022** – Sent notice of violation by regular and certified mail to property owner. Certified mail was signed for by the property owner.
- **November 1, 2022** – Owner failed to secure property. Property was secured by the city. Prior to securement it was evident by items found that vagrants had been using property. After property was secured, a vagrant complained to securement contractor that some of his belongings were still inside.
- **December 5, 2022** – Property was secured again by the city.
- **November 14, 2024** – Property was cleaned and mowed by the city.
- **November 21, 2024** – Structure fire occurred. AFD estimated damages at \$5K. Fire was determined to be started by vagrants that were occupying the property.
- **December 3, 2024** – Affidavit of condemnation was recorded at county clerk.
- **December 9, 2024** – Found the back of the house to be unsecured. A vagrant and several dogs were inside. The vagrant admitted he and his girlfriend are living inside. He was given an order to vacate. Later in the day we received a phone call from neighbor of the property to inform us that vagrants are still burning inside the home.
- **December 10, 2024** – The property was secured again by the city.
- **December 11, 2024** – Notice of condemnation and notice of January hearing was sent to property owner and posted on structure.
- **December 13, 2024** – Received a summarized list of calls for service from Abilene Police Department for this residence. Calls included three structure fires, burglary, and criminal trespass, 14 total calls since January 2022.



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 1827 N. 7th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:1/8/2025

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

