



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 February 5, 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 January 8, 2025 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# 23-004102: 160 Ruby St. (BREWER SUBD OF SCOTT HWY, BLOCK 24, LOT 1 & S/PT OF 2, TAYLOR COUNTY, TEXAS), Owner: Flannagon Jeffery D
- 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# 24-004056: 742 Chestnut St. (LT 7 162 1 W 2/3 NORTHINGTON OT ABL, TAYLOR COUNTY, TEXAS), Owner: Martinez Deborah Ann Et Al c/o Gabriel Martinez

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-006291: 1401 Cypress St. - Accessory Structure Only (HALE ADDN OF BLK 202 OT, LOT 17, TAYLOR COUNTY, TEXAS), Owner: Harriger Charles Raymond
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-006450: 5217 Taos Dr. (ALAMEDA ADDN SEC 5, BLOCK T, LOT 3, TAYLOR COUNTY, TEXAS), Owner: Henry Katherine & St Clair Miguel

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 January, 2025, at 8:10 a.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



**Board of Building Standards
Agenda Memo**

Meeting Date:2/5/2025

TO:

FROM:

**SUBJECT: Public Hearing and possible approval of January 8, 2025 Board of
Building Standards meeting minutes**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Jan 8 2025 BOBS Minutes

Jan 8 2025 BOBS Minutes.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
January 8, 2025 - 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. Tim Littlejohn, Director of Planning and Development Services
Mr. Van Watson, Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Stephen Garrison, Code Compliance Manager
Mr. Robert Marsh, Property Maintenance Inspector
Mr. Ricky Wright Jr., Property Maintenance Inspector
Ms. Teri Dollar, Property Maintenance Inspector

Others Present: Mr. Balal Chaudhary (1549 Westmoreland St)
Mr. Neelam Akram (1549 Westmoreland St)
Mr. James Prescott (2041 S 20th St)
Mr. Domingo Morales (1827 N 7th St)
Mr. Baldamera Segura (1750 Vogel St)

CALL TO ORDER

Mr. Beard called the meeting to order at 8:30 a.m. Ms. Dollar recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, January 8, 2025, 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# 24-000019: 1549

Westmoreland St (CRESCENT HEIGHTS, BLOCK P, LOT S20.2 OF 12 & N35.3 OF 13, TAYLOR COUNTY, TEXAS), Owner: Akram Neelam & Chaudhary Balal Ahmed

Mr. Wright presented the case,

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

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

Staff recommendations are as follows:

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

Public Hearing: Mr. Beard opened the public hearing. Mr. Chaudhary stated that he is the current owner. He stated that he bought the property on August 13, 2024. He stated that he has been getting repair estimates and that he expects that the project will take approximately 8 months to complete. He stated that he can meet the requirements of the staff recommendation. There being no additional speakers, Mr. Beard closed the public hearing.

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

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

NAYS: None

ABSTAIN: None

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

Mr. Wright presented the case,

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

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

Staff recommendations are as follows:

Order: Owner is ordered to pay civil penalties for 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.

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

The board then questioned the effectiveness of the civil penalties. Mr. Dugger recommended that Staff contact the Abilene Preservation League.

Mr. Dugger made a motion to 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. Further, an update on the property is to be presented at the next Board of Building Standards meeting, was seconded by Mr. Allred, motion passed..

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

NAYS: None

ABSTAIN: Mr. Wyatt

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-002384: 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:

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. Segura stated that he is one of the owners and would like to repair the structure. He requested 6 months to do so. There being no additional speakers, Mr. Beard closed the public hearing.

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

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

NAYS: None

ABSTAIN: None

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

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

NAYS: None

ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil penalties - Case# 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

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 Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

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

Public Hearing: Mr. Beard opened the public hearing. Mr. Prescott stated that he lives next door to the structure and it is constantly broken into by vagrants. He stated that the heir to the property lives in Brownwood and keeps the front yard mowed, but that is all that is done. There being no additional speakers, Mr. Beard closed the public hearing.

*Mr. Allred stepped out of the meeting from 9:12am to 9:16am.

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. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: Mr. Allred

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

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

Staff recommendations are as follows:

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

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

Public Hearing: Mr. Beard opened the public hearing. Mr. Morales stated that he is the neighbor to this property. He stated that vagrants come and go. He stated that they often have fires in the house. He stated that the house has had two fires and does not stay secured. There being no additional speakers, Mr. Beard closed the public hearing.

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

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

NAYS: None

ABSTAIN: None

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

AYES: Mr. Wyatt, Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
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 9:33 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 2/5/2025

TO:

FROM:

SUBJECT: 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

GENERAL INFORMATION

Owner: Flannagon Jeffery D
Sq Ft: 1,392
Structural: Poor
Foundation: Unk
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.
December 4, 2024 – **Board ordered 30-60.** Owner was in attendance.
December 26, 2024 – Lienholder filed a release of lien.

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 February 5, 2025.

ATTACHMENTS:

- | | | |
|----|--------------------------------|-------------------------------------|
| 1. | 20250205_Slides Intro | 20250205_Slides Intro.pptx |
| 2. | 20250205_23-004102_160 Ruby St | 20250205_23-004102_160 Ruby St.pptx |

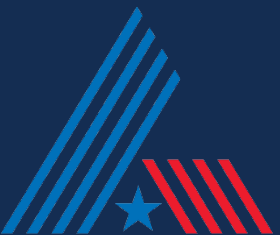
**BOARD
OF
BUILDING
STANDARDS**

February 5, 2025



PUBLIC NOTICE – February 5, 2025 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, February 5, 2025 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 160 Ruby St Abilene, TX 79605, 2970 S. 6th St Abilene, TX 79605, 742 Chestnut St Abilene, TX 79602, 1401 Cypress St (substructure) Abilene, TX 79601, and 5217 Taos Dr Abilene, TX 79605. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



Case #23-004102

160 Ruby St.



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

Network: Jan 14, 2025 at 11:56:40 AM CST
Local: Jan 14, 2025 at 11:56:40 AM CST



Front East Side



Rear West Side



North Side



South Side

November 14, 2024 at 10:06 AM



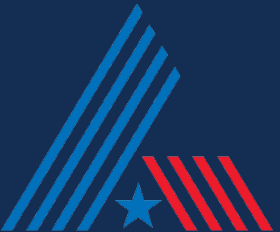
Substandard Code Violations

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

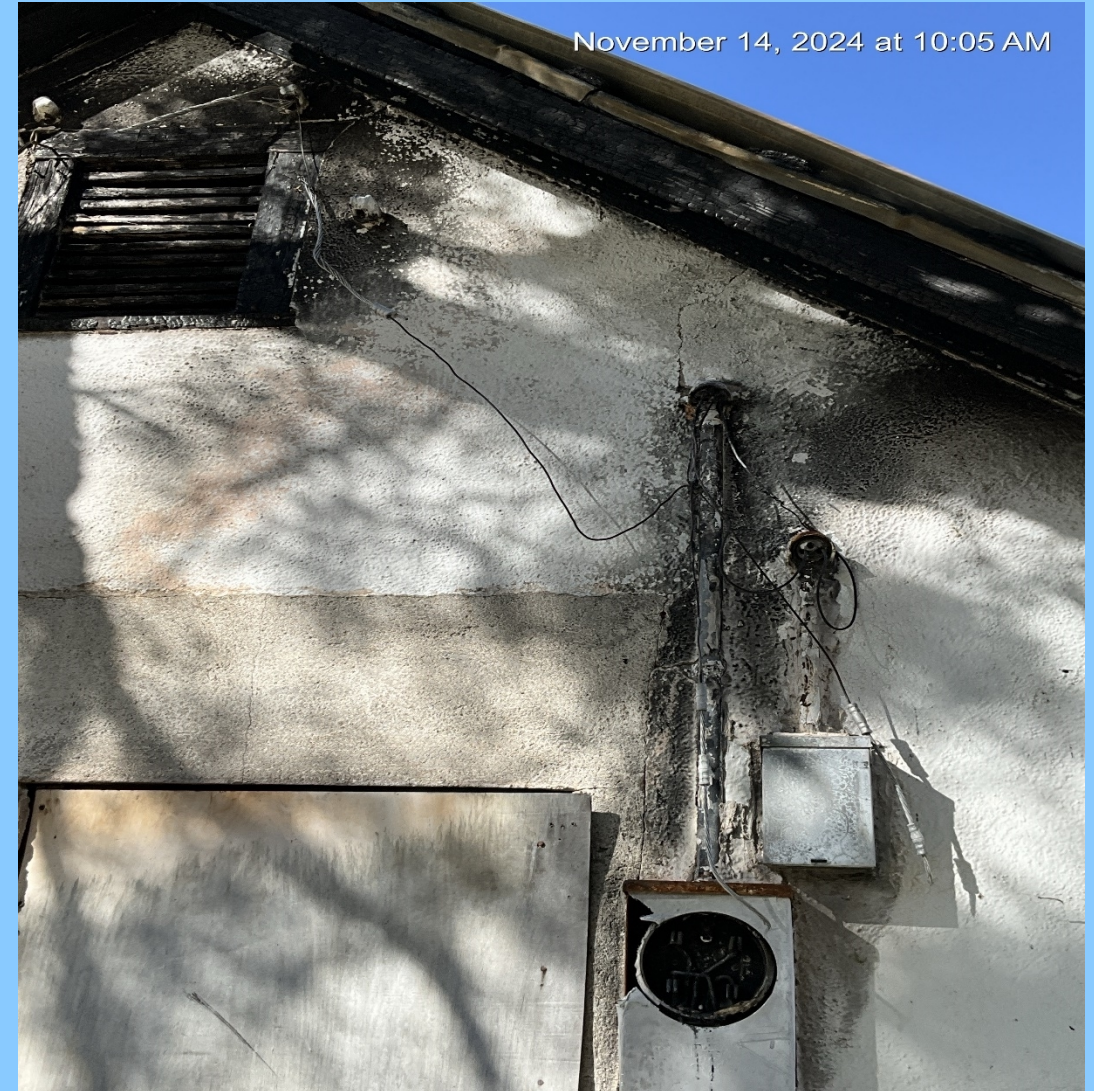
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec. 8-554 (5)
- Faulty Weather Protection, Chapter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



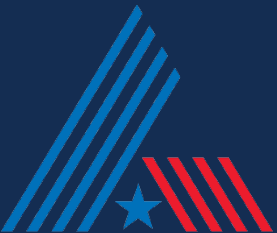
Exterior Dilapidation



Exterior Dilapidation/Electrical Hazards



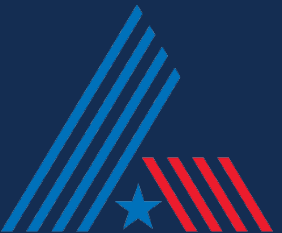
Interior Dilapidation/Inadequate Sanitation



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.
- **December 4, 2024** – Board ordered 30/60.
- **January 14, 2025** – Notice of February 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 160 Ruby St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/5/2025

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.

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

January 8, 2024 – Board ordered civil penalties.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Update

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on February 5, 2025.

ATTACHMENTS:

1. 20250205_24-000130_2970 S. 6th St 20250205_24-000130_2970 S. 6th St.pptx

Case #24-000130

2970 S. 6th St.



CHECKLIST FOR RECORDS SEARCH

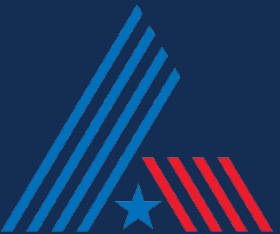
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Special warranty Deed naming **Armstrong Electrical Supply Co.** as owner
- **TAYLOR COUNTY** – Shows **Armstrong Electrical Supply, Inc** to be the owner.
- **SECRETARY 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



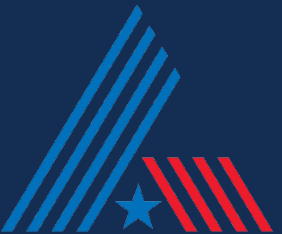
Substandard Code Violations

**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



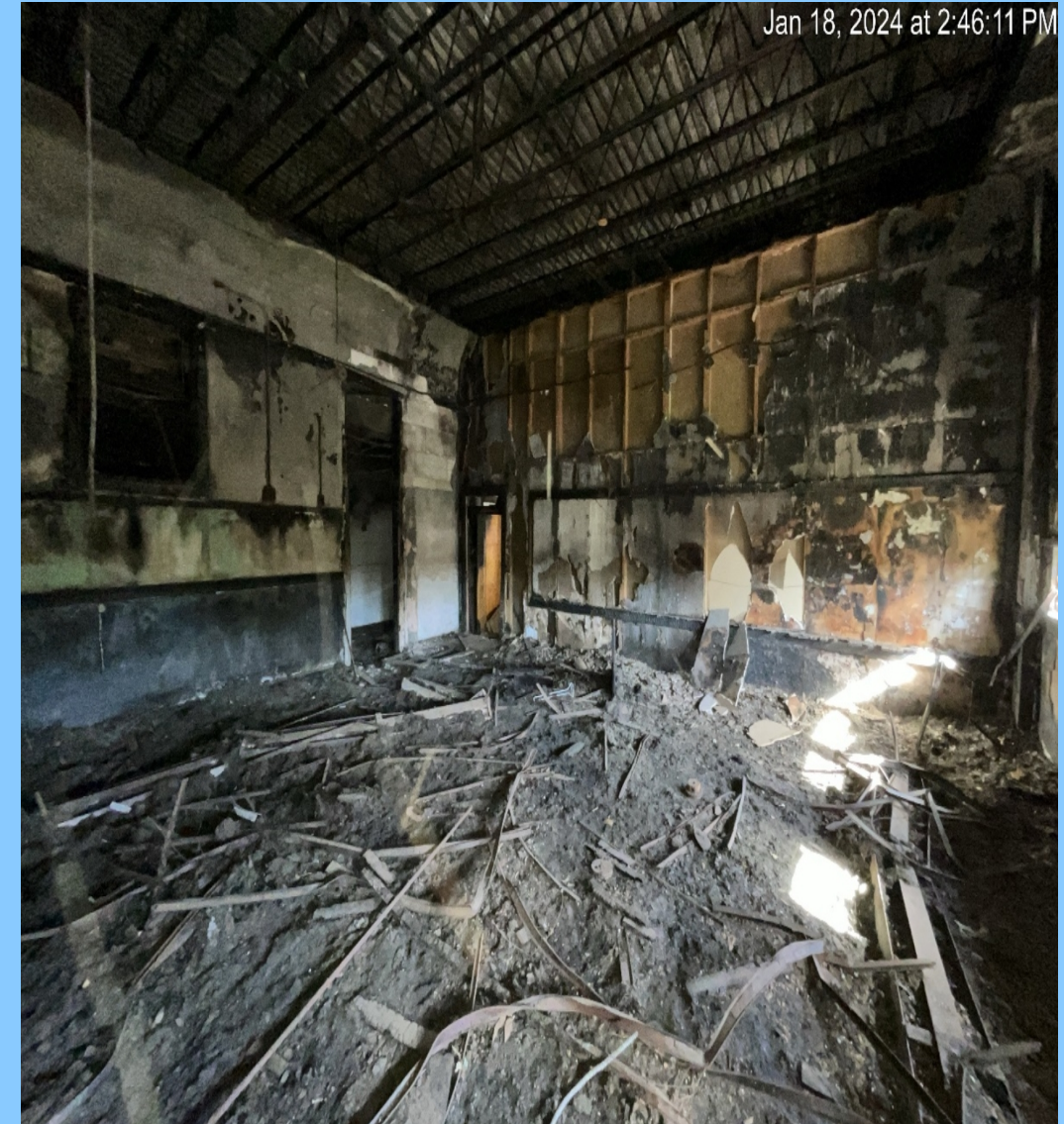
Exterior Dilapidation



Exterior Dilapidation



Interior Dilapidation



Interior Dilapidation



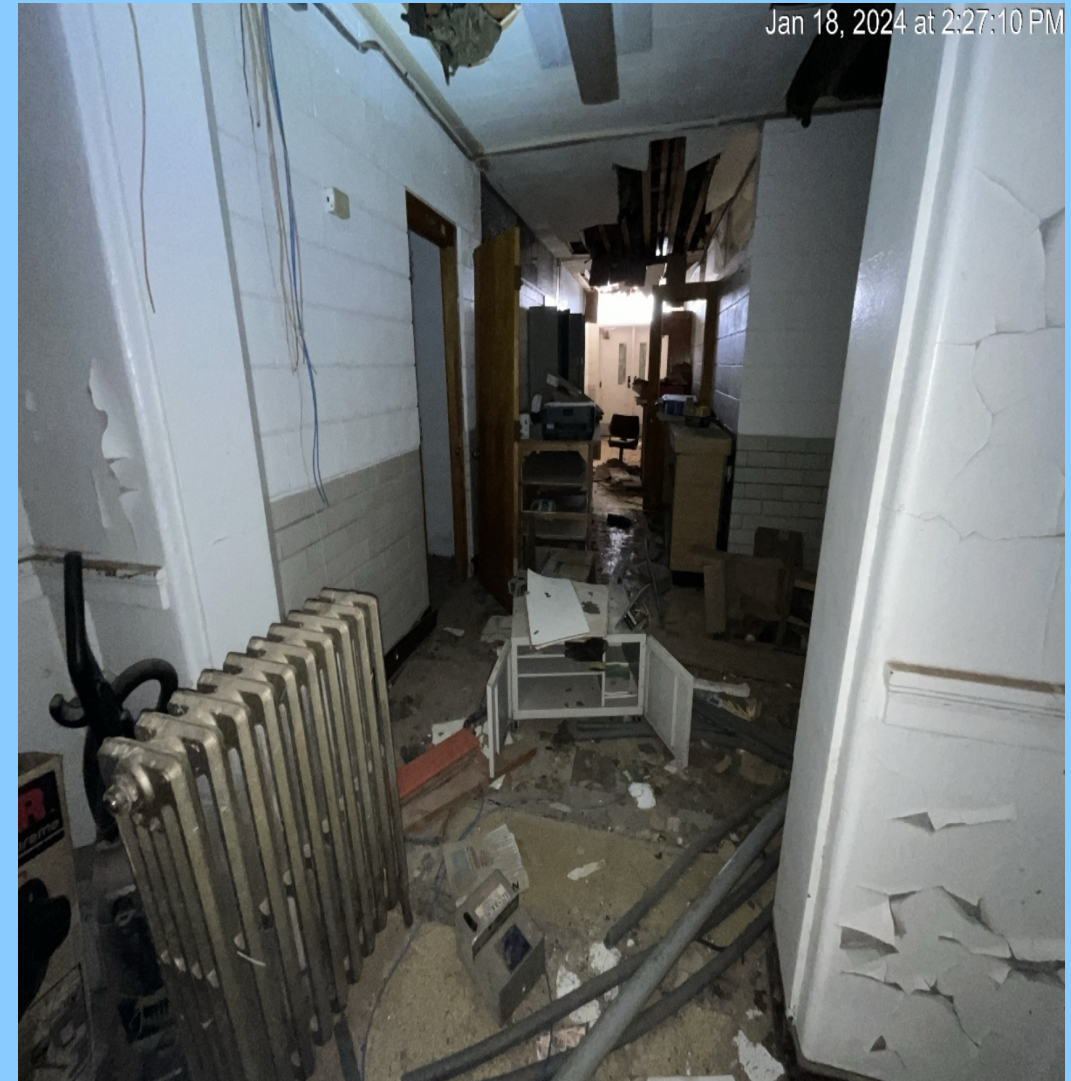
Interior Dilapidation



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 to property owner.



Timeline of Events

- **March 27, 2024** – 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.



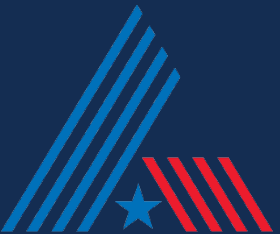
Timeline of Events

- **January 8, 2025** – Board assessed civil penalties for non-compliance of May 1, 2024 Board order.
- **January 14, 2025** – Notice of February hearing sent to property owner and posted on structure.
- **January 27, 2025** – Met with Mr. Armstrong at City Hall. He came in to inquire about paying liens imposed by the Board. He said he intends to get the building repaired and will turn the building into a storage facility with the long-term goal of turning the building into a residence.



Staff Recommendation:

- Presentation is for update only as requested by the Board.



End of 2970 S. 6th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/5/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-004056: 742 Chestnut St. (LT 7 162 1 W 2/3 NORTHINGTON OT ABL, TAYLOR COUNTY, TEXAS), Owner: Martinez Deborah Ann Et Al c/o Gabriel Martinez

GENERAL INFORMATION

Owner: Martinez Deborah Ann Et Al c/o Gabriel Martinez
Sq Ft: 1,406
Structural: Poor
Foundation: Unk
Value: \$45,019
Total Value: \$49,219
Delinquent Tax: \$2,262.16

SPECIAL CONSIDERATIONS

May 15, 2023 – Case opened for vacant, dilapidated structure.

May 16, 2023 – In the backyard found a large partially cut dangerous tree that was leaning towards an occupied house next door. Tree was barely held up by a chain that was anchored to another tree across the backyard. I made contact with an individual that was somehow associated with the property that seemed to know about this dangerous situation but didn't have plans to do anything about it. The tree was immediately abated by the city.

May 23, 2023 – Notice of violations sent to address of record for property owner.

May 23, 2023 – Granddaughter of owner came into city hall to let us know there is an affidavit of heirship, and her father was trying to get property put into his name. (owner is not deceased)

April 1, 2024 – Granddaughter email me to let me know that her father was unsuccessful at getting property put into his name. She was unsure if anyone else in the family was going to try to do the same.

April 2, 2024 – Tax suit filed for delinquent property taxes.

August 27, 2024 – Served an administrative search warrant to inspect the full exterior and interior of property.

August 29, 2024 – Affidavit of condemnation recorded at county clerk.

September 5, 2024 – Spoke to owner by phone. She provided list of siblings as contacts for the property. (owner is not deceased) She said she was interested in repairing the property.

September 9, 2024 – Notice of condemnation sent to property owner.

September 13, 2024 – Notice of condemnation sent to grandson.

September 12, 2024 – Spoke to grandson of property owner. He said he is working on paying off taxes, getting on deed, and will then repair the house.

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 February 5, 2025.

ATTACHMENTS:

1. 20250205_24-004056_742 Chestnut St 20250205_24-004056_742 Chestnut St.pptx

Case #24-004056

742 Chestnut St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Affidavit of Heirship listing several children of the decedents
- **TAYLOR COUNTY** – Shows **Deborah Ann Martinez Et al with C/O Gabriel Martinez** 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 Sep 18, 2020
- Search reveals **Deborah Martinez Et al** to be the owners.



Public Notice

Network: Jan 14, 2025 at 11:25:22 AM CST
Local: Jan 14, 2025 at 11:25:22 AM CST



Front East Side



Rear West Side



North Side



South Side



South Side



Substandard Code Violations

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

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



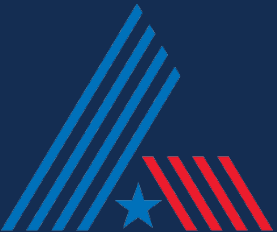
Exterior Dilapidation/Faulty Weather Protection



Exterior Dilapidation/Faulty Weather Protection



Exterior Dilapidation/Faulty Weather Protection



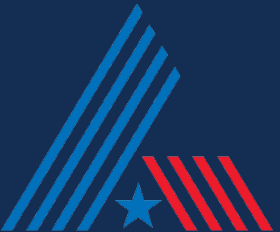
Dilapidation & Electrical Hazard



Interior Dilapidation



Interior Dilapidation/Electrical Hazards



Incomplete Mechanical/Electrical Hazard



Inadequate Sanitation



Unfinished Secondary Dwelling Unit



Timeline of Events

- **May 15, 2023** – Case opened for vacant, dilapidated structure.
- **May 16, 2023** – In the backyard found a large partially cut dangerous tree that was leaning towards an occupied house next door. Tree was barely held up by a chain that was anchored to another tree across the backyard. I made contact with an individual that was somehow associated with the property that seemed to know about this dangerous situation but didn't have plans to do anything about it. The tree was immediately abated by the city.
- **May 23, 2023** – Notice of violations sent to heir at address of record for property owner.
- **May 23, 2023** – Granddaughter of owner came into city hall to let us know there is an affidavit of heirship, and her father was trying to get property put into his name.
- **April 1, 2024** – Granddaughter emailed to let me know that her father was unsuccessful at getting property put into his name. She was unsure if anyone else in the family was going to try to do the same.
- **April 2, 2024** – Tax suit filed for delinquent property taxes.
- **August 27, 2024** – Served an administrative search warrant to inspect the full exterior and interior of property. During the execution of the warrant the daughter of the deceased owner met with us and we explained why we were there and the condemnation process.
- **August 29, 2024** – Affidavit of condemnation recorded at county clerk.
- **September 5, 2024** – Spoke to one of the heirs by phone. She provided list of siblings as contacts for the property. She said she was interested in repairing the property.



Timeline of Events

- **September 9, 2024** – Notice of condemnation sent to address of record for property owner.
- **September 12, 2024** – Spoke to grandson of property owner. He said he is working on paying off taxes, getting on deed, and will then repair the house.
- **September 13, 2024** – Notice of condemnation sent to grandson listed as care of for the heirs in Taylor CAD.
- **January 14, 2025** – Notice of February hearing sent to care of for property heirs and posted on structure.
- **January 23, 2025** – Received a voicemail from granddaughter of property owner. She let us know that her elderly father will not repair or sell the 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 742 Chestnut St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/5/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-006291: 1401 Cypress St. - Accessory Structure Only (HALE ADDN OF BLK 202 OT, LOT 17, TAYLOR COUNTY, TEXAS), Owner: Harriger Charles Raymond

GENERAL INFORMATION

Owner: Harriger Charles Raymond
Sq Ft: 1,000
Structural: Poor
Foundation: Unknown
Value: \$11,243
Total Value: \$11,243
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

August 16, 2024 – Case opened for dilapidated structure. Initial notice of violation sent.

August 26, 2024 – Second notice of violation sent.

September 12, 2024 – No action taken by property owner to repair structure. Criminal complaints filed with municipal court.

September 27, 2024 – Spoke to daughter of deceased owner that is occupant of the main structure on the property. She was agreeable to signing a consent to demo along with her sister. I let her know we may not be able to do a consent to demo and may need to bring the property to the building board for a demo order. There is no affidavit of heirship, so we decided it was best to get a board order for demo. We scheduled a day to look at the structure to see if it should be condemned.

October 2, 2024 – Inspected property with owner. Determined it met criteria for condemnation.

December 17, 2024 – Condemnation affidavit filed at county clerk.

December 19, 2024 – Notice of condemnation sent to owner. Contacted owner to explain notice and reason for taking property to the board rather than completing a consent to demo.

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 February 5, 2025.

ATTACHMENTS:

1. 20250205_24-006291_1401 Cypress St 20250205_24-006291_1401 Cypress St.pptx

Case #24-006291

1401 Cypress St.
Accessory Structure



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 **Charles Raymond Harriger** as owner.
- **TAYLOR COUNTY** – Shows **Charles Raymond Harriger** 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 structure
- Search reveals **Charles Raymond Harriger** to be the owner.



Public Notice



Jan 17, 2025 at 2:48:05 PM



Front West Side



Rear East Side



North Side



South Side



Overhead View



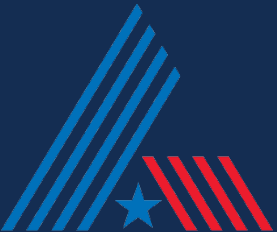
Substandard Code Violations

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

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



Exterior Dilapidation/Faulty Weather Protection



Exterior Dilapidation/Faulty Weather Protection



Exterior Dilapidation/Faulty Weather Protection

Aug 16, 2024 at 11:12:51 AM



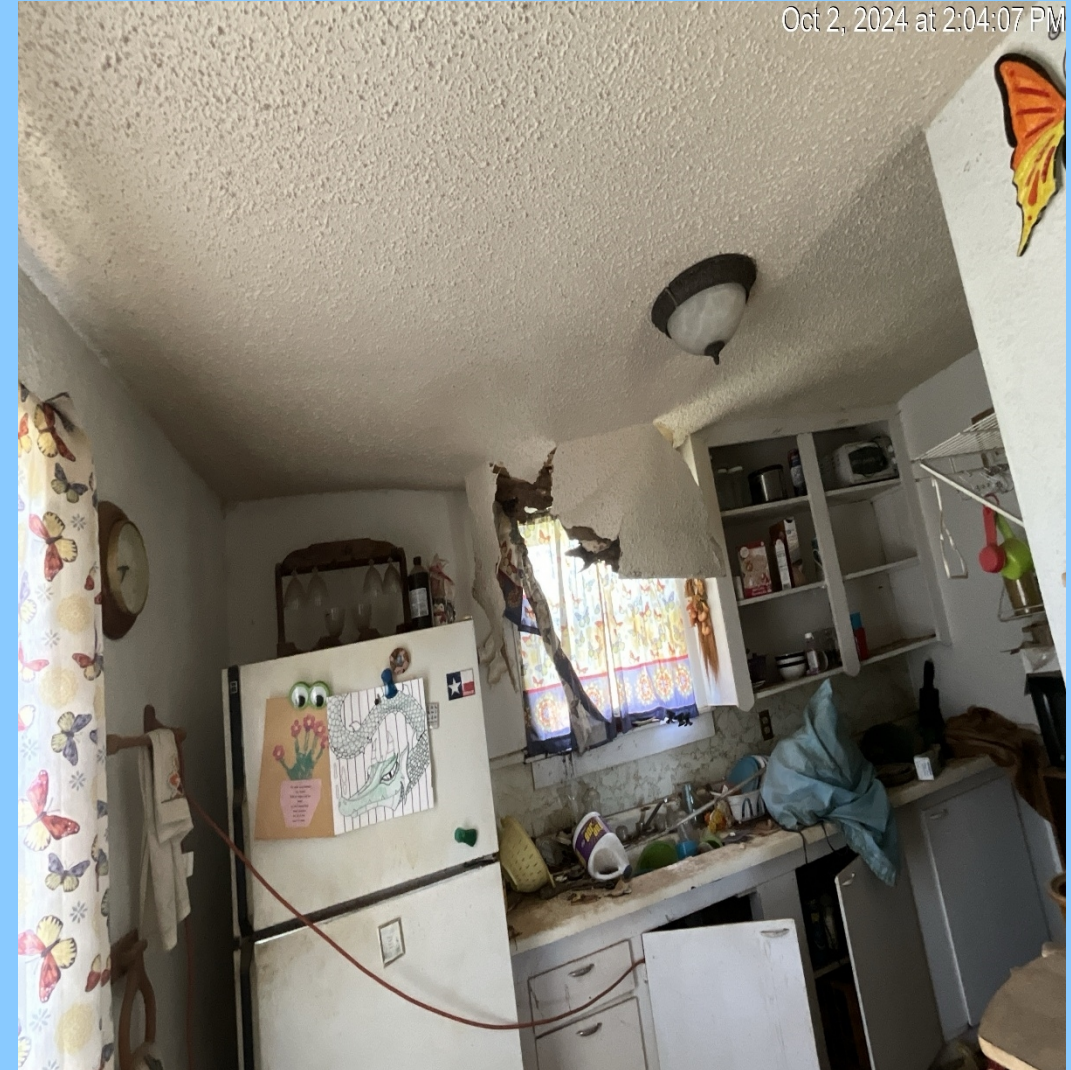
Structural Hazard/Faulty Weather Protection



Inadequate Sanitation



Interior Dilapidation



Interior Dilapidation



Timeline of Events

- **August 16, 2024** – Case opened for dilapidated structure. Initial notice of violation sent.
- **August 26, 2024** – Second notice of violation sent.
- **September 12, 2024** – No action taken by property owner to repair structure. Criminal complaints filed with municipal court.
- **September 27, 2024** – Spoke to daughter of deceased owner that is occupant of the main structure on the property. She was agreeable to signing a consent to demo along with her sister. However, since they are not on the deed and there is no affidavit of heirship, a Board order would be needed to complete demo. We scheduled a day to look at the structure to see if it should be condemned.
- **October 2, 2024** – Inspected property with owner. Determined it met criteria for condemnation.
- **December 17, 2024** – Condemnation affidavit filed at county clerk.
- **December 19, 2024** – Notice of condemnation sent to owner. Contacted owner to explain notice and reason for taking property to the board rather than completing a consent to demo.
- **January 14, 2025** – Notice of February hearing sent to property owner.
- **January 17, 2025** – Notice of February hearing posted at structure.



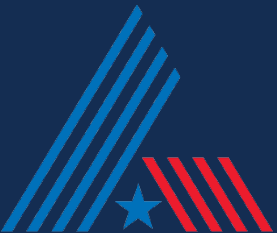
Staff Recommendation:

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 Cypress St. Accessory Structure presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 2/5/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-006450: 5217 Taos Dr. (ALAMEDA ADDN SEC 5, BLOCK T, LOT 3, TAYLOR COUNTY, TEXAS), Owner: Henry Katherine & St Clair Miguel

GENERAL INFORMATION

Owner: Henry Katherine & St Clair Miguel

Sq Ft: 1,128

Structural: Poor

Foundation: Unknown

Value: \$53,707

Total Value: \$58,976

Delinquent Tax: \$6,575.31

SPECIAL CONSIDERATIONS

September 8, 2022 – Case opened for dilapidated structure.

September 14, 2022 – Code Enforcement served an administrative search warrant. Found there was hazardous electrical, an insect infestation, hoarding conditions, and a large hole on the exterior wall. Property was cleaned by city contractor.

September 15, 2022 – A plumbing inspector from the Building Inspections department inspected the rear of the house, the exposed pipes, plumbing ditch, and wet spots in the yard. It was determined by the inspector that there is likely damage to the sewer line and leakage from the house down through the sewer line trench and possibly back up under the house.

September 19, 2022 – Notice of violation sent with help resources to address the urgent issues with plumbing and electrical.

March 29, 2023 – Criminal complaint filed with municipal court for owner's failure to repair structure.

December 19, 2024 – Structure fire occurred. Estimated loss was \$50K as determined by AFD. According to the fire report an occupant was lighting a propane heater for warmth and the heater was knocked over which lit contents of the house on fire. She left the structure to get help because there was no running water.

December 30, 2024 – Condemnation affidavit filed at county clerk.

January 2, 2025 – Condemnation notices sent to property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on February 5, 2025.

ATTACHMENTS:

1. 20250205_24-006450_5217 Taos Dr 20250205_24-006450_5217 Taos Dr.pptx

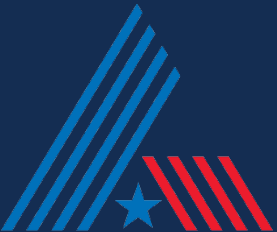
Case #24-006450

5217 Taos Dr



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 **Katherine Henry** to be the owner.
- **TAYLOR COUNTY** – Shows **Katherine Henry & Migel St Clair** 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 25, 2023
- Search reveals **Katherine Henry & Miguel St Clair** to be the owner.



Public Notice

Network: Jan 14, 2025 at 12:07:34 PM CST

Local: Jan 14, 2025 at 12:07:34 PM CST



"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 REMOVE OR DESTROY THIS NOTICE.)

**—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
FEBRUARY 6, 2025 AT 8:00 A.M.**
All interested parties are urged to attend.
(325) 676-6277

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.

Front North Side



Rear South Side

December 20, 2024 at 9:34 AM



East Side

December 20, 2024 at 9:26 AM



West Side

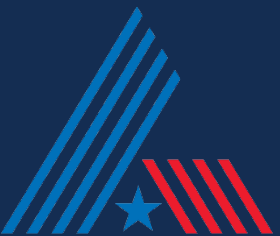
December 20, 2024 at 9:24 AM



Substandard Code Violations

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

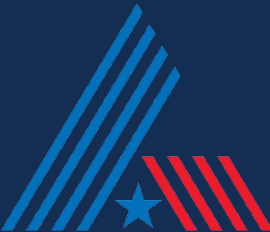
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



Structure Fire on Dec 19, 2024



Conditions at Property



Fire Damage/Dilapidation



Fire Damage/Dilapidation



Fire Damage/Dilapidation



Current Conditions of Property



Timeline of Events

- **September 8, 2022** – Case opened for dilapidated structure.
- **September 14, 2022** – Code Enforcement served an administrative search warrant. Found there was hazardous electrical, an insect infestation, hoarding conditions, and a large hole on the exterior wall. Property was cleaned by city contractor.
- **September 15, 2022** – A plumbing inspector from the Building Inspections department inspected the rear of the house, the exposed pipes, plumbing ditch, and wet spots in the yard. It was determined by the inspector that there is likely damage to the sewer line and leakage from the house down through the sewer line trench and possibly back up under the house. Property was occupied at the time and not able to be condemned.
- **September 19, 2022** – Notice of violation sent with help resources to address the urgent issues with plumbing and electrical.
- **March 29, 2023** – Criminal complaint filed with municipal court for owner's failure to repair structure.
- **December 19, 2024** – Structure fire occurred. Estimated loss was \$50K as determined by AFD. According to the fire report an occupant was lighting a propane heater for warmth and the heater was knocked over which lit contents of the house on fire. She left the structure to get help because there was no running water.
- **December 30, 2024** – Condemnation affidavit filed at county clerk.
- **January 2, 2025** – Condemnation notices sent to property owner.
- **January 14, 2025** – Notice of February hearing sent to address of record for property owner and posted on structure.
- **January 16, 2025** – Notice of February hearing sent to another possible address of property owner and sent to Taylor County Detention Center where property owner is currently located.
- **January 27, 2025** – No contact from property owner or anyone associated with owner. The yellow hearing notice placard was torn down from structure. Property is in the same condition as it was the day after fire.



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 5217 Taos Dr presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:2/5/2025

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

