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 March 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 February 5, 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# 22-002791: 4474 La Hacienda Dr. (VAQUERO SUB SEC 2, BLOCK A, LOT 10, ACRES 1.281 TAYLOR COUNTY, TEXAS), Owner: 4474 La Hacienda Trust

B. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004765: 1413 Delano St. (LEON STEVENSON, LOT W100 S132 LT 2, TAYLOR COUNTY, TEXAS), Owner: Flores Ulises

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

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

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

F. 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

G. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-004205: 1457 Hollywood Dr. (ETHERIDGE ADDN, LOT 29, TAYLOR COUNTY, TEXAS), Owner: Castaneda Mario

H. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 25-000311: 734 Carver St. (STEVENSON PARK, BLOCK 3, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Wilson Albert Jr & Wilson Daniel E

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 28th day of February, 2025, at 2:30 p.m.

_____

Kaitlin Richardson, Deputy City Secretary, TRMC

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:3/5/2025

TO:

FROM:

SUBJECT: **Public Hearing and possible approval of February 5, 2025 Board of Building Standards meeting minutes**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. Feb 5 2025 BOBS Minutes Feb 5 2025 BOBS Minutes.docx

BOARD OF BUILDING STANDARDS
MEETING MINUTES
February 5, 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. 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
Ms. Heather Fears, Planning and Development Permit Technician
Mr. Ricky Wright Jr., Property Maintenance Inspector
Ms. Teri Dollar, Property Maintenance Inspector

Others Present: Ms. Jessica Marshall (1401 Cypress St)
Mr. Jeffery Flannagan (160 Ruby St)
Mr. Fernando Martinez Jr (742 Chestnut St)
Ms. Victoria Martinez (742 Chestnut St)
Ms. Lydia Martinez (742 Chestnut 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. McNeill, motion passed.
AYES: Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

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

> **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. Flannagon stated that he is the owner. He stated that he has had a rough time getting estimates for repair. He stated that he is working on a bank loan to repair the property. He stated that he just needs more time. There being no additional speakers, Mr. Beard closed the public hearing.

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000130: 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:

The presentation was an update as requested by the Board at the last meeting.

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 asked if the Staff had contacted the Abilene Preservation League. Ms. Dollar stated that she had sent a request and that there had been no response. The Board then asked when the property would be brought back for more civil penalties to which Mr. Wright stated that it would be at the next meeting. No order was made and no vote was required.

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

Mr. Wright presented the case,

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

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

Staff recommendations are as follows:

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

Public Hearing: Mr. Beard opened the public hearing. Mr. Martinez stated that they had tried to fix the house. He stated that there are multiple potential heirs that just want money but they will not help to make the repairs. He stated that he had a contractor tell him it would take $250,000 to fix the house. There being no additional 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. Turner, motion passed.
AYES: Mr. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard
NAYS: None
ABSTAIN: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-006291: 1401 Cypress St. Accessory Structure Only (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. Ms. Marshall stated that the property is owned by her deceased father. She stated that she is living in the home. She stated that she is suffering from heart failure and cannot demolish the rear building. She stated the building is dangerous. She stated that she knows a city demolition will result in a lien on the property. There being no additional speakers, Mr. Beard closed the public hearing.

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

Mr. Allred made a motion that the owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish and was seconded by Mr. McBrayer, motion passed.
AYES: 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# 24-006450: 5217 Taos Dr. (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)
> - Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
> - Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

> **Finding**: The property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.
>
> **Order**: The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.

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

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

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

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

ADJOURNMENT

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

X

Approved, Chairman

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:3/5/2025

TO:

FROM:

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

GENERAL INFORMATION

Owner: 4474 La Hacienda Trust
Sq Ft: 8,417.9
Structural: Incomplete
Foundation: Good
Value: $652,220
Total Value: $742,220
Delinquent Tax: $19,535 (2024)

SPECIAL CONSIDERATIONS

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

July 5, 2023 – **Case ordered tabled until next hearing.**
August 2, 2023 – **Board ordered case tabled until next hearing.**
September 14, 2023 – *Property purchased.*
September 29, 2023 – Permit issued under new owner's GC.
January 11, 2024 – In-ground pool permit issued.
January 24, 2024 – Last passed building inspection.
February 20, 2024 – Pool failed electrical inspection. Pool remains incomplete.
July 20, 2024 – Pool permit expired.
July 21, 2024 – Building Permit expired. No contact from owner or GC to explain delay.
August 20, 2024 – Invoice issued to general contractor to reinstate building permit.
Nine of fifteen building inspections have been completed and passed to date. Only six inspections remain until a certificate of occupancy can be issued and property released from condemnation.
September 4, 2024 – Board ordered update and recommendation be presented at the October 2nd Board meeting and then every Board meeting until a resolution is seen and that the owner get the permit reinstated, grass mowed, property cleaned, and pool secured.
September 5, 2024 – GC reached out by phone to the Asst Building Official to ask if work could be resumed once permit is paid for. She was told the grass would need to be mowed, property cleaned, and pool secured. She said she would get on it right away and pump out the pool.
October 2, 2024 – **Board ordered demo.** Property owner paid off all back taxes.
October 3, 2024 – PMI secured perimeter of in-ground pool with mesh construction fence.
October 10, 2024 – Property was secured and mowed by city.
January 31, 2025 – Discovered an Assignment of Deed of Trust dated November 22, 2023 between Double Backflip, LLC, assigning deed of trust to Saluda Grade Mortgage Funding, LLC. The following notices were not sent to Saluda Grade Mortgage Funding, LLC: October 2024 BOBS hearing notice and October 2024 BOBS demo decision and vote count

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 March 5, 2025.

ATTACHMENTS:

1.	20250305_Slides Intro	20250305_Slides Intro.pptx
2.	20250305_22-002791_4474 La Hacienda Dr	20250305_22-002791_4474 La Hacienda Dr.pptx

BOARD OF BUILDING STANDARDS

March 5, 2025

CITY OF ABILENE TEXAS

PUBLIC NOTICE – March 5, 2025 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, March 5, 2025 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 4474 La Hacienda Dr Abilene, TX 79602, 1413 Delano St Abilene, TX 79601, 300 Wall St Abilene, TX 79603, 5502 N. 1st St Abilene, TX 79603, 5512 N. 1st St Abilene, TX 79603, 2970 S. 6th St Abilene, TX 79605, 1457 Hollywood Dr Abilene, TX 79602, and 734 Carver St Abilene, TX 79601. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.

Case #22-002791

4474 La Hacienda Dr.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Lists General Warranty Deed with Vendor's Lien naming **4474 La Hacienda Trust** as the owner, and **Double Backflip, LLC & Saluda Grade Mortgage Funding, LLC** as the lienholders

- **TAYLOR COUNTY** – Shows **4474 La Hacienda Trust** to be the owner.

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

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **October 2021**

- Search reveals **4474 La Hacienda Trust** to be the owner.

Public Notice



Front East Side



Rear West Side



South Side



North Side



Substandard Code Violations

Pursuant to city ordinance, chapter 8, sec 8-554, chapter 19, sec 19-15 & the International Property Maintenance Code (2021) the following conditions exist:

- Inadequate Sanitation, Chapter 8, Sec. 8-554 (1)
- Nuisance, Chapter 8, Sec. 8-554 (3), Chapter 19, Sec 19-15 (4)
- Electrical Hazards, Chapter 8, Sec. 8-554 (5)
- Pool Enclosure Not Installed, IPMC, Sec. 303.2
- Handrails and Guardrails Not Installed, IPMC, Sec. 307.1

Current State of the Property





Current State of the Property





Current State of the Structure





Current State of the Structure





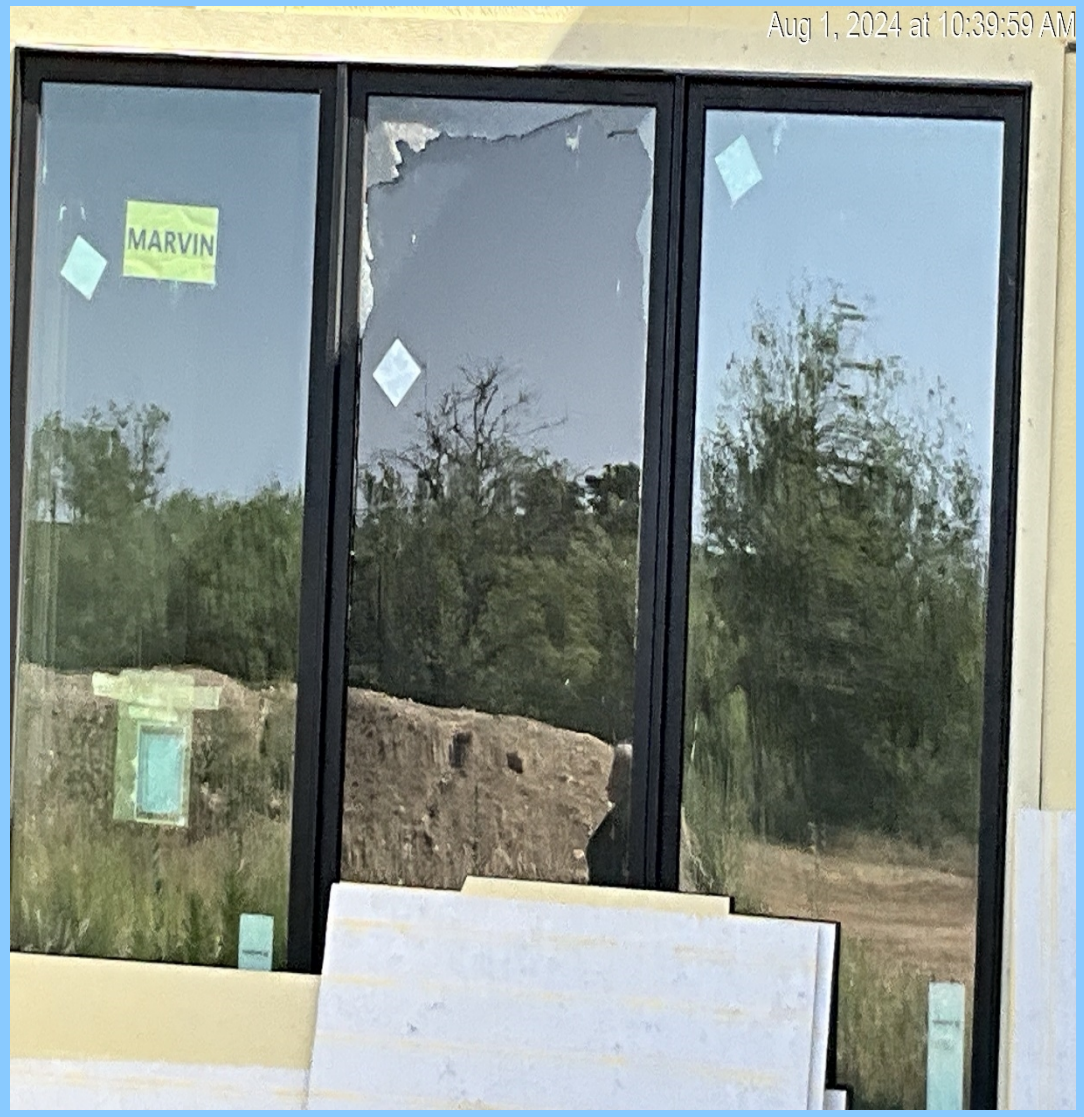
Unfinished Electrical





Broken Windows





Garage Doors Removed by Installer





Incomplete Pool





Timeline of Events

- **May 21, 2020 –** Building Permit issued for new single family residence.
- **June 9, 2020 –** Plumbing rough-in inspection passed
- **June 19, 2020 –** Building Foundation inspection passed
- **June 25, 2020 –** Electrical grounding under slab rough-in passed
- **January 28, 2022 –** Building Permit expired. No further progress on residence
- **September 29, 2022 –** Structure condemned.
- **October 3, 2022 –** Condemnation notices and 30/60 letters sent to property owners.
- **April 5, 2023 – Board issued a 30/60 order.**
- **June 7, 2023 –** Board ordered case tabled until next hearing.
- **July 5, 2023 –** Board ordered case tabled until next hearing.
- **August 2, 2023 –** Board ordered case tabled until next hearing.
- **September 14, 2023 –** ***Property purchased.***
- **September 29, 2023 –** Permit issued to the new owner's General Contractor.

Timeline of Events

- **January 11, 2024** – In-ground pool permit issued.
- **January 24, 2024** – Last passed building inspection.
- **February 20, 2024** – Pool failed electrical inspection. Pool remains incomplete.
- **July 21, 2024** – Building Permit expired. No contact from owner or General Contractor to explain delay.
- **August 20, 2024** – Invoice issued to general contractor to prompt them to reinstate building permit.
- Nine of fifteen building inspections have been completed.
- **September 4, 2024** – Board ordered update and recommendation be presented at the October 2nd Board meeting and then every Board meeting until a resolution is seen and that the owner get the permit reinstated, grass mowed, property cleaned, and pool secured.
- **September 5, 2024** – General Contractor reached out by phone to the Asst Building Official to ask if work could be resumed once permit is paid for. She was told the grass would need to be mowed, property cleaned, and pool secured. She said she would get on it right away and pump out the pool.

Timeline of Events

- **October 2, 2024 – Board ordered demo**. Property owner paid off all back taxes.
- **October 3, 2024** – City secured perimeter of in-ground pool with mesh construction fence.
- **October 10, 2024** – Two doors leading to the inside of the house were secured and property mowed by city contractor.
- **December 10, 2024** – Two large windows were broken out and were secured by city contractor.
- **January 31, 2025** – Discovered an Assignment of Deed of Trust dated November 22, 2023 between Double Backflip, LLC, assigning deed of trust to Saluda Grade Mortgage Funding, LLC. The October 2024 Board hearing notice and October 2024 Board decision of demolition was unintentionally not sent to Saluda Grade Mortgage Funding, LLC. Once this discovery was made, it was decided that the property needed to go back to the Board so that all parties could be notified of the hearing.
- **February 12, 2025** – All parties sent notification of March hearing.
- **February 13, 2025** – Notice of March hearing posted on structure.
- **February 19, 2025** – Notice of March hearing filed in county property records.
- **February 20, 2025** - Received a call from Double Backflip, LLC. (first contact we've had with them). They stated that they are going after the owners for three properties in default. (The other two are in Houston.) He wanted to know if we would put off the demolition order if they begin foreclosure. We advised them about the meeting on March 5th. He stated they may be able to get the deed transferred to their name and if so, would we give them time to sell the property. I advised him to send a representative to the March 5th board hearing.

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
4474 La Hacienda Dr. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:3/5/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004765: 1413 Delano St. (LEON STEVENSON, LOT W100 S132 LT 2, TAYLOR COUNTY, TEXAS), Owner: Flores Ulises**

GENERAL INFORMATION

Owner: Flores Ulises
Sq Ft: Unknown
Structural: Unknown/Incomplete
Foundation: Unknown
Value: Unknown
Total Value: Unknown
Delinquent Tax: $74.90

SPECIAL CONSIDERATIONS

May 2, 2023 – Stop Work order sticker notices placed on the property fence due to new construction on a vacant lot taking place without a permit.
June 29, 2023 – Observed the stop work order notice was removed from the fence and there was now a second structure being built. No permit applied for. **Placed stop work order notices on property for the second time.**
July 12, 2023 – Additional work on the structures has been completed. **Posted stop work order notice for third time.**
July 27, 2023 - Stop Work Order signed by Building Official sent to property owner.
September 18, 2023 – Permit applied for.
September 19, 2023 – Planning & Zoning requirements were explained to the property owner. Permit was denied until zoning requirements can be met.
October 10, 2023 – Condemnation case opened due to continuation of work after several stop work order notices posted, verbal instructions to stop work were given to the owner, and stop

work order was sent to property owner.
October 13, 2023 – Sent condemnation notice to owner.
October 18, 2023 – **Property owner said he was going to hire a surveyor to see if he will be able to meet set back requirements.**
December 18, 2023 – Property is now in the process of plat review.
January 3, 2024 – Board hearing - Board ordered 60-days to obtain all permits and provide a plan of action and cost estimates and if this is done 30-days to obtain rough-in inspections.
January 31, 2024 – Property owner and translator came into city hall to discuss requirements for permit.
February 23, 2024 – Provided list of requirements for permit by email to the friend/translator of the property owner.
April 3, 2024 – Board ordered case tabled.
April 12, 2024 – Owner came into city hall and met with Planning & Zoning. A Mylar copy of the plat was turned in with filing fee.
April 18, 2024 – The plat was recorded at the county clerk. Still do not know if the structure meets set back requirements. Surveyor was supposed to have been hired by property owner in October 2023.
April 25, 2024 – Plat review expired without being completed.
May 1, 2024 – Foundation inspection completed by engineer.
May 3, 2024 – Owner turned in survey that showed he was not in compliance with setback on one side. Owner said he will either partially demo to be in compliance or he said he has the capability to move structure to be in compliance.
May 20, 2024 – No indication property has been brought into compliance with set-back. No plan of action has been submitted.
June 5, 2024 – Board ordered 30-60.
June 10, 2024 – Plan of action was approved.
June 25, 2024 – Permit for new single-family residence issued.
January 29, 2025 – Attempted to reach owner through all available phone numbers as well as an email address of his friend that had been helping him. Unable to make contact.
February 1, 2025 – Permit for new single-family residence expired. The only inspection completed was for the driveway approach on 8/5/24. No other inspection have been scheduled or completed. Property has become increasingly deteriorated and is still not in compliance with set-back.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Finding: The property is a public nuisance in that it is a hazard to the public health, safety, and welfare, and repair of the structure would be unreasonable.
Order: The owner is ordered to demolish or appeal the order to the district court within 30 days or the city may demolish.

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

1. 20250305_23-004765_1413 Delano St 20250305_23-004765_1413 Delano St.pptx

Case #23-004765

1413 Delano St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Warranty Deed naming **Ulises Flores** as owner.
- **TAYLOR COUNTY** – Shows **Ulises Flores** 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** – New construction - No record of service to this property
- Search reveals **Ulises Flores** to be the owner.

Public Notice



Front North Side



Rear South Side



Rear South Side



East Side



West Side

(Doesn’t meet six-foot side set back requirement)





Substandard Code Violations

PURSUANT TO CHAPTER 8, SEC. 8-554, CHAPTER 19, SEC. 19-15 AND THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE THE FOLLOWING CONDITIONS EXIST:

- Unlawful Structure, IPMC 2021, Sec. 111 Para. 111.1.4

  Structure constructed without permit
- Nuisance, Chapter 8, Sec 8-554 (3)
- Chapter 19, Sec 19-15 (4)

  Structure unfit for human habitation
- Chapter 19, Sec 19-15 (20)

  Vehicles not on improved surface

Initial Inspection on May 2, 2023



Initial Inspection on May 2, 2023



Initial Inspection May 2, 2023



First Notice to Stop Work



Next Inspection on June 29, 2023



Next Inspection on June 29, 2023



Notice to Stop Work (2nd Posting)



Third Inspection July 26, 2023



September 14, 2023



December 20, 2023



March 25, 2024



May 23, 2024



September 25, 2024





Present



Present



Timeline of Events

- **May 2, 2023** – Stop Work order notices placed on the property fence due to new construction on a vacant lot taking place without a permit.
- **June 29, 2023** – Observed the stop work order notice was removed from the fence and there was now a second structure being built. No permit applied for. Placed stop work order notices on property for the *second time*.
- **July 12, 2023** – Additional work on the structures has been completed. Posted stop work order notice for *third time*.
- **July 27, 2023** - Stop Work Order signed by Building Official sent to property owner.
- **September 18, 2023** – Permit applied for.
- **September 19, 2023** – Permit was denied until zoning requirements can be met.
- **October 10, 2023** – Condemnation case opened due to continuation of work after several stop work order notices posted, verbal instructions to stop work were given to the owner, and a written stop work order was sent to property owner.
- **October 13, 2023** – Sent condemnation notice to owner.
- **October 18, 2023** – Property owner said he was going to hire a surveyor to see if he will be able to meet set back requirements.
- **January 3, 2024 – Board hearing - Board ordered 60-days to obtain all permits and provide a plan of action and cost estimates and if this is done 30-days to obtain rough-in inspections.**
- **January 31, 2024** – Property owner and translator came into city hall to discuss requirements for permit.

Timeline of Events

- **February 23, 2024** – Provided list of requirements for permit by email to the friend/translator of the property owner.
- **April 3, 2024** – Board ordered case tabled.
- **April 12, 2024** – Owner came into city hall and met with Planning & Zoning. A Mylar copy of the plat was turned in with filing fee.
- **April 18, 2024** – The plat was recorded at the county clerk.
- **May 1, 2024** – Foundation inspection completed by engineer. The engineer deemed the slab to be acceptable.
- **May 3, 2024** – Owner turned in survey that showed he was not in compliance with setback on one side. Owner said he will either partially demo to be in compliance or he said he has the capability to move structure to be in compliance.
- **June 5, 2024** – **Board ordered 30-60**.
- **June 10, 2024** – Plan of action was approved.
- **June 25, 2024** – Permit for new single-family residence issued.
- **September 21, 2024** – Property owner arrested with charge of “immigration”.

Timeline of Events

- **January 29, 2025** – Attempted to reach owner through all available phone numbers as well as an email address of his friend that had been helping him. Unable to make contact.
- **February 1, 2025** – Permit for new single-family residence expired. The only inspection completed was for the driveway approach on 8/5/24. No other inspection has been scheduled or completed.
- **February 13, 2025** – Notice of March hearing sent to address of record for property owner and posted on structure.
- USPS certified mail tracking shows the address of record of the property owner Ulises Flores as VACANT. Taylor CAD shows Ulises Flores sold the property where he got mail in July 2024. No other address has been found for the property owner.
- **February 17, 2025** – Inspected property. Found structure has been secured. It still does not meet side set-back requirement. Currently measures at 35 inches. Side set back requirement is 6 feet. Reached out to property owner and his friend via text message to inform them of March hearing. No reply message received.

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 1413 Delano St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:3/5/2025

TO:

FROM:

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

GENERAL INFORMATION

Owner: 300 Wall Street LLC
Sq Ft: 274,521
Structural: OK
Foundation: OK
Value: $2,322,722
Total Value: $
Delinquent Tax: $0.00
City Liens: $80,149.44

SPECIAL CONSIDERATIONS

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

August 2, 2023 – Property mowed by city.
March 8, 2024 – Discovered there have been 136 calls logged for APD for this property. Property requires regular attention from Law Enforcement and Code Compliance.
March 21, 2024 – Served administrative search warrant
April 3, 2024 – Board ordered 30/60 – Owner not at hearing. No contact from owner after decision sent.
August 22, 2024 – Property mowed by city.
September 3, 2024 – Discovered property was scheduled for June 2024 tax auction but was pulled and moved to December 2024 tax auction.
September 11, 2024 – Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors and garage doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that is maintained by the city.
September 17, 2024 – Property mowed by city.
October 2, 2024 – **Board ordered civil penalties ($500/day for 149 days = $74,500)**
December 2, 2024 – Informed the owner property taxes have been paid. Property will no longer be going to tax auction.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Civil Penalties

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

1. 20250305_24-000052_300 Wall St 20250305_24-000052_300 Wall St.pptx

Case #24-000052

300 Wall St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

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

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

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

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

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

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

Public Notice



Front East Side



Front East Side



Front East Side



Rear West Side



Rear West Side



Rear West Side



North Side



North Side



North Side



South Side



South Side



South Side



South Side



Top View


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

Substandard Code Violations

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

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

Inadequate Security



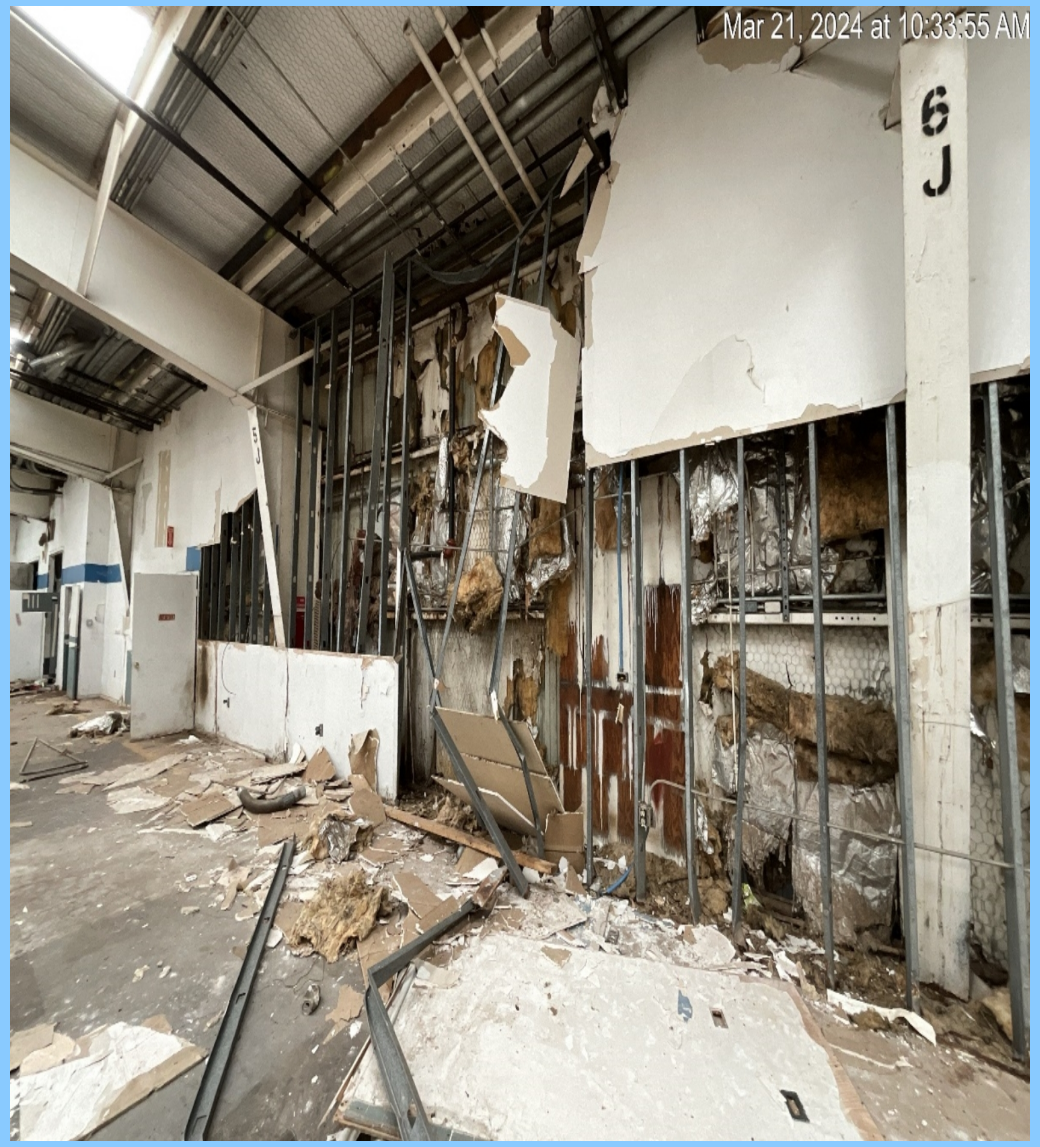


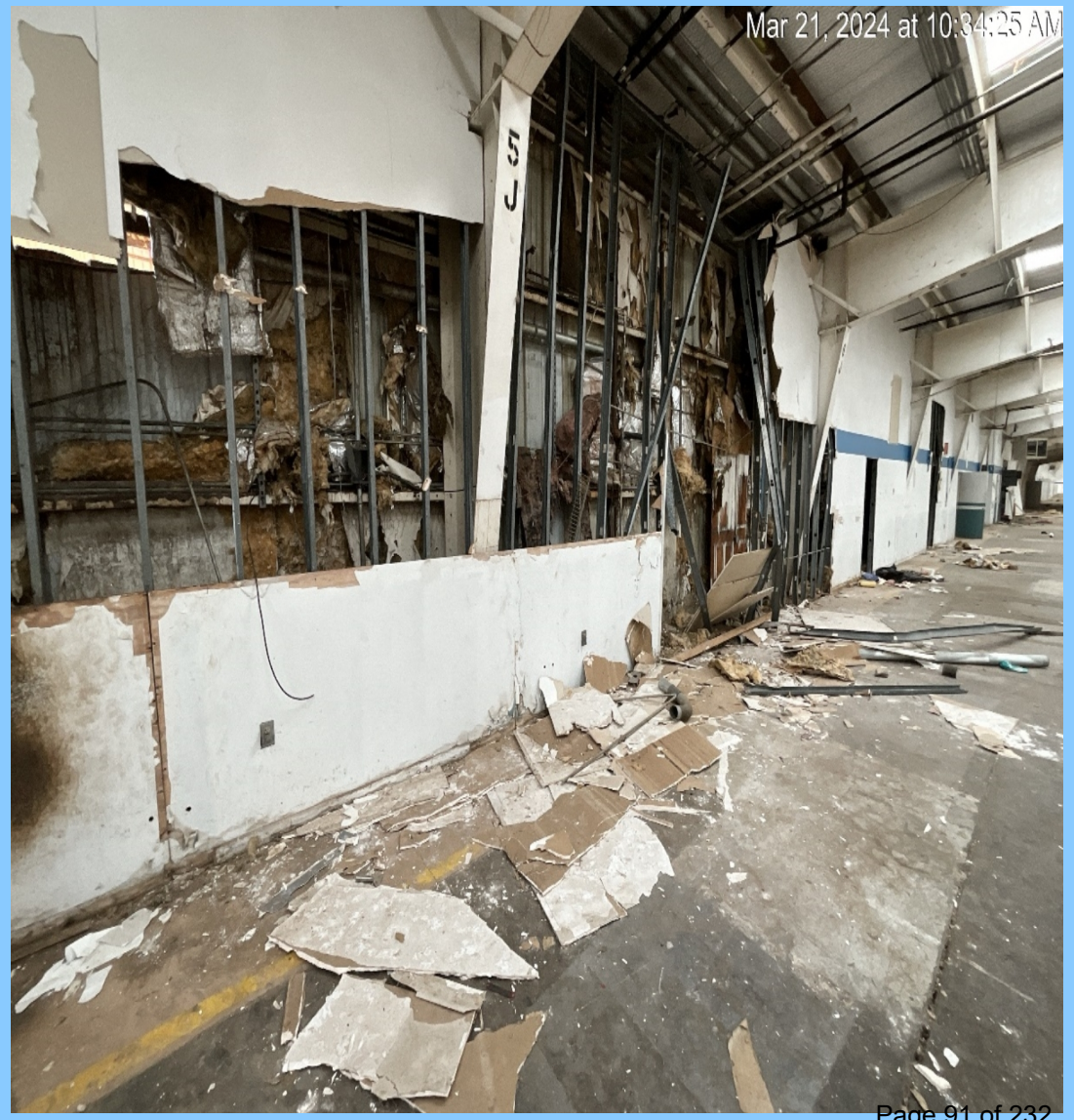
Front and Side Entrance





Structural / Electrical Hazard



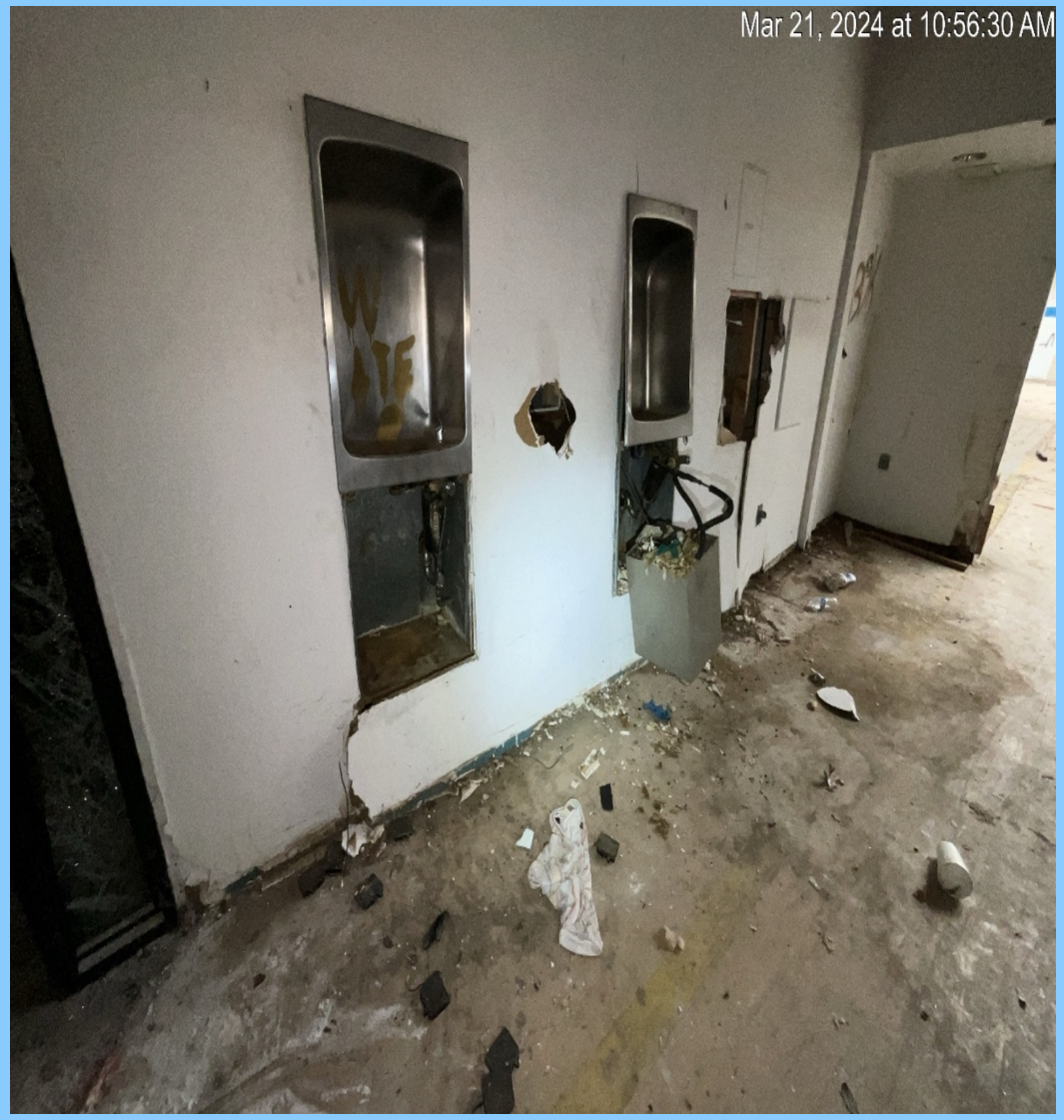


Hazardous Structural/Faulty Weather Protection





Inadequate Sanitation





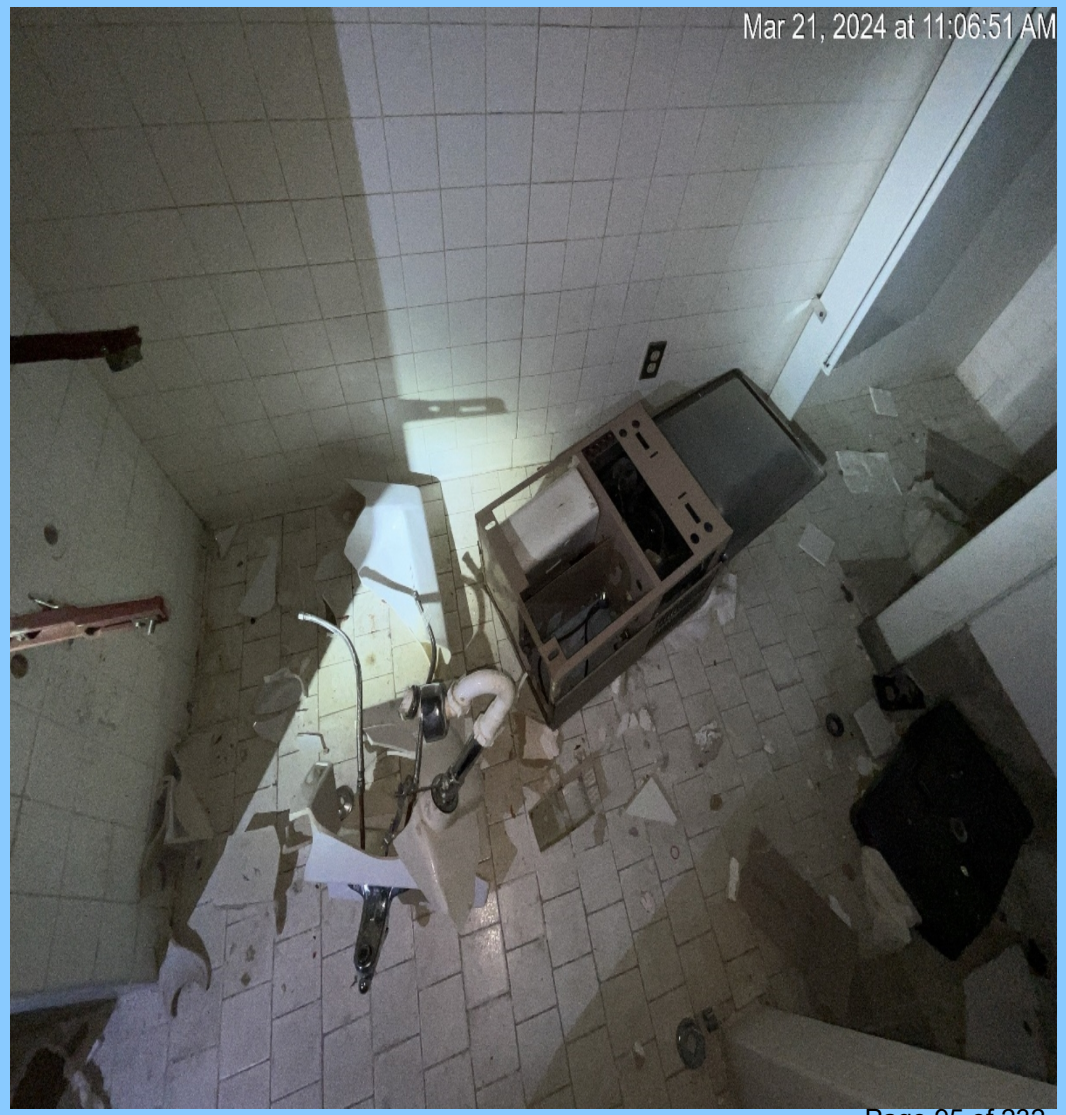
Interior Vandalism





Interior Vandalism





Interior Vandalism





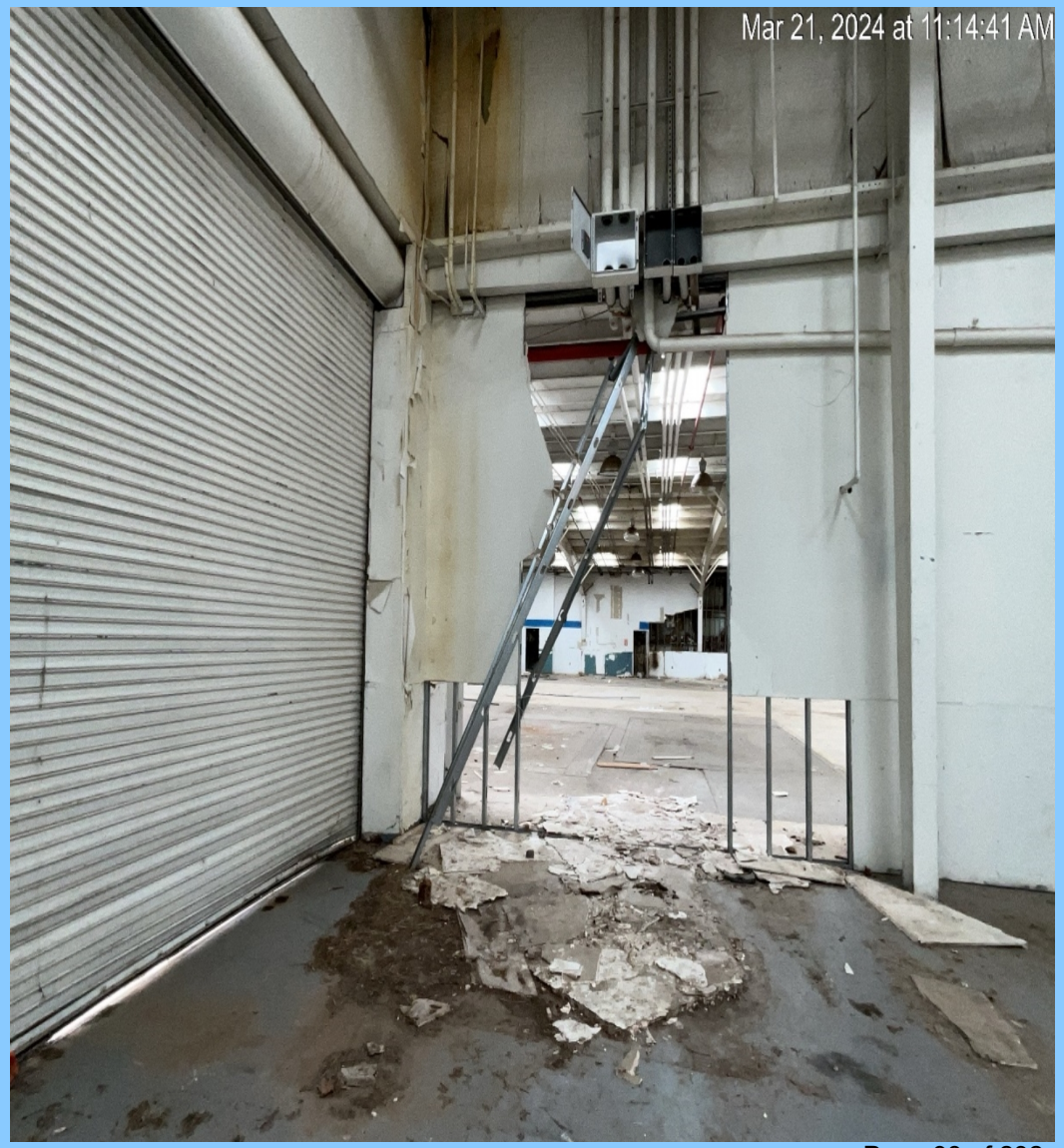
Interior Vandalism



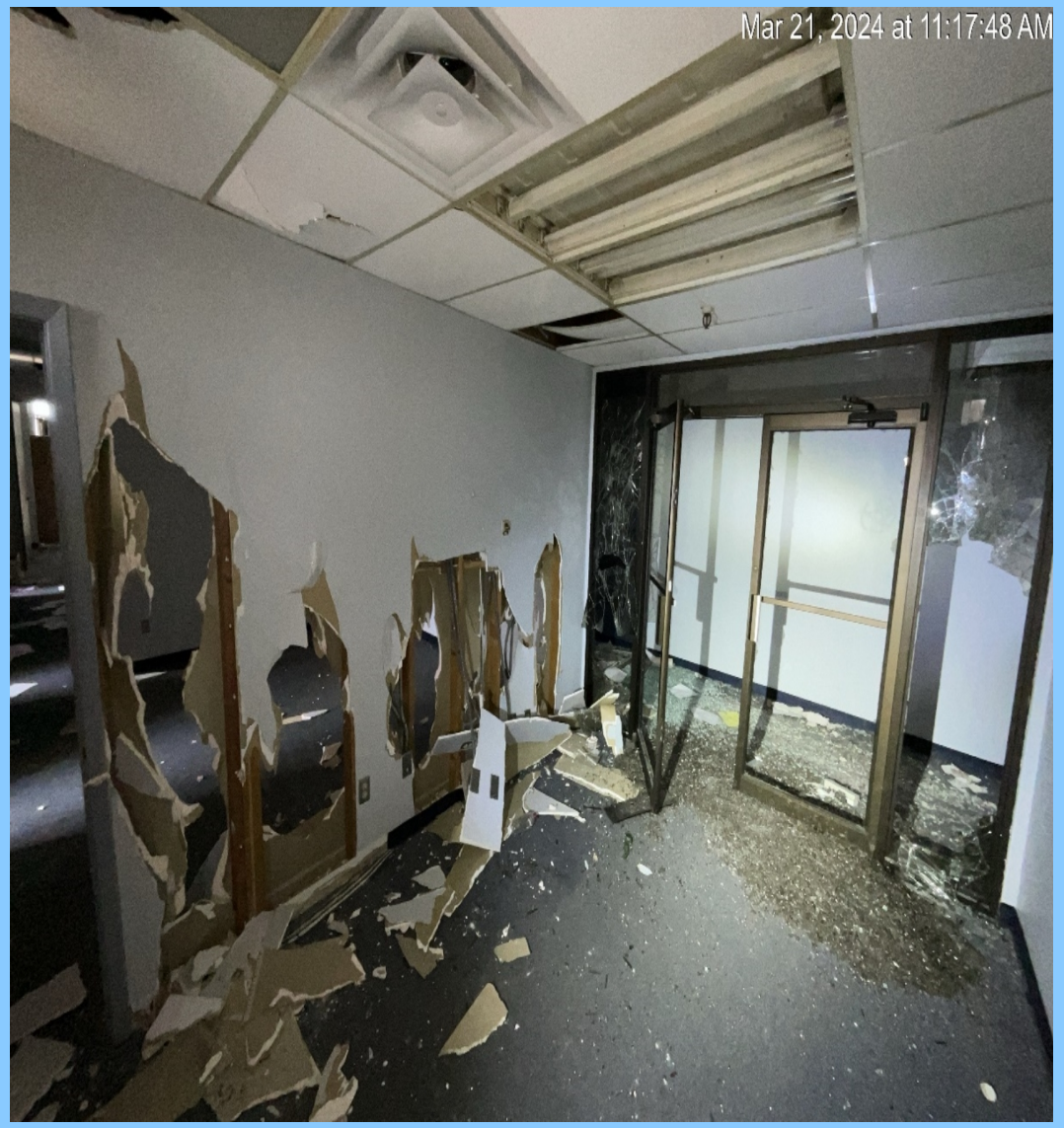


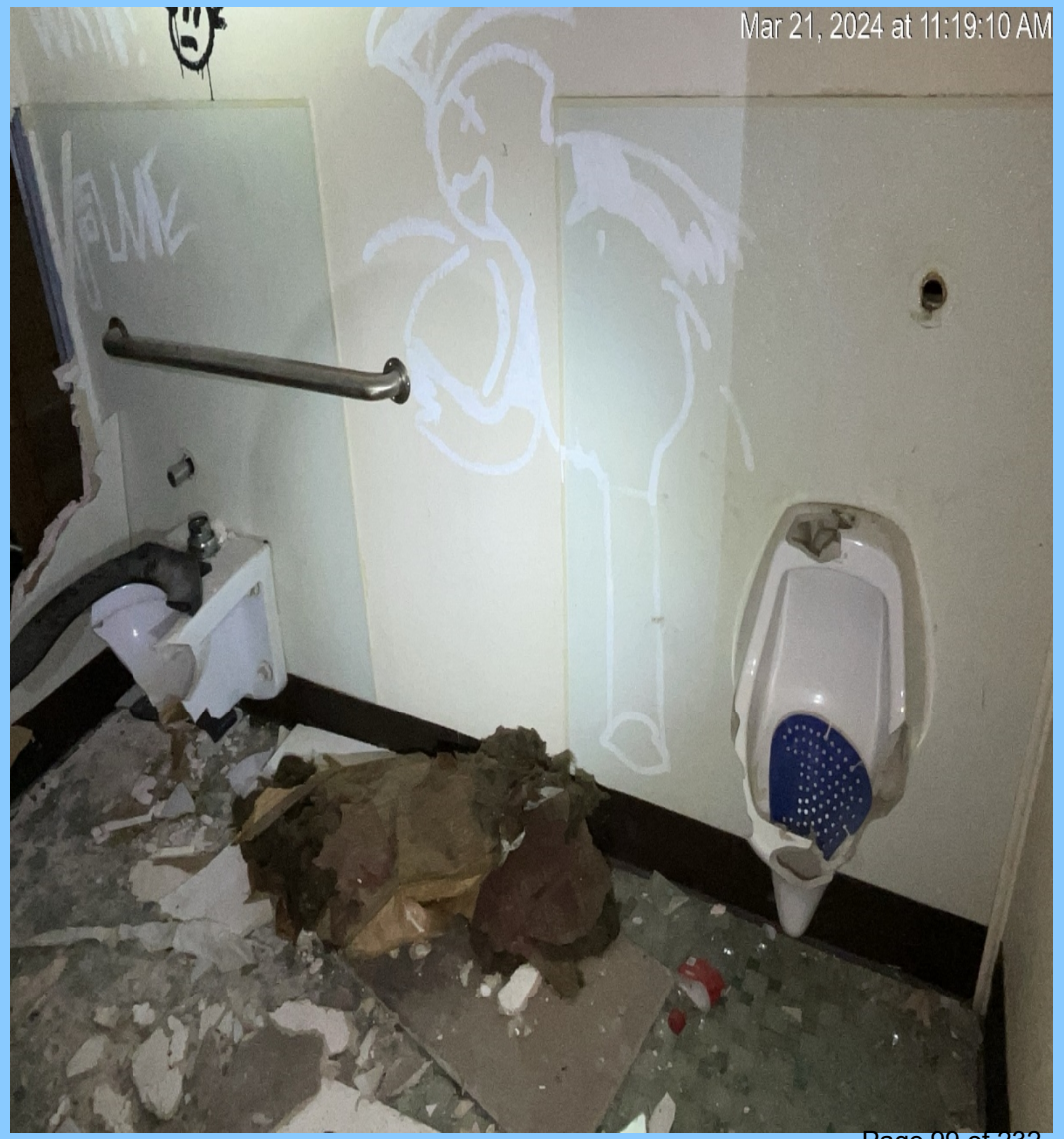
Interior Vandalism





Interior Vandalism





Timeline of Events

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

Timeline of Events

- **September 3, 2024** – Informed by Taylor County Appraisal District that this property was originally scheduled for June 2024 tax auction but was rescheduled for the December 2024 tax auction.
- **September 10, 2024** – Notice of October hearing posted on structure.
- **September 11, 2024** – Notice of October hearing sent to property owner.
- **September 11, 2024** – Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors, open roll-up doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that have been maintained by the city.
- **October 2, 2024** – **Board ordered civil penalties** (unpaid as of Feb 10, 2025)
- **December 2, 2024** – Informed the owner property taxes have been paid. Property will no longer be going to tax auction.
- **February 13, 2025** – Notice of March hearing sent to property owner and posted on structure.

Staff Recommendation:

Order:

Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $500.00 per day for the period of non-compliance being October 2, 2024 through March 4, 2025, which is a total of 154 days. Total civil penalties to be assessed is $77,000.

End of 300 Wall St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:3/5/2025

TO:

FROM:

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

GENERAL INFORMATION

Owner: 300 Wall Street LLC
Sq Ft: 43,104
Structural: OK
Foundation:
Value: $346,252
Total Value: $
Delinquent Tax: $8,537
City Liens: $15,520

SPECIAL CONSIDERATIONS

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

March 18, 2024 – Notice of April hearing sent to property owner and posted on structure.
March 21, 2024 – Served administrative search warrant
April 3, 2024 – Board ordered 30/60 – Owner not at hearing. No contact from owner after decision sent.
August 22, 2024 – All three properties mowed by city.
September 3, 2024 – Discovered property was originally scheduled for June 2024 tax auction but was pulled and moved to December 2024 tax auction.
September 11, 2024 – Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors and garage doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that is maintained by the city.
September 17, 2024 – Both properties mowed by city.
October 2, 2024 – Board ordered civil penalties for 5502 N 1st St ($100/day x 149 days = $14,900) and 5512 N 1st St ($100/day x 149 days = ($14,900).
December 2, 2024 – Informed property no longer going to tax auction.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Civil Penalties

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

1.	20250305_24-000054_5502_5512 N. 1st St	20250305_24-000054_5502_5512 N. 1st St.pptx

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

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

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

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

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

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

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

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

Public Notice





Front South Side



Front South Side



Front South Side



Front South Side



Rear North Side



Rear North Side



East Side



East Side



East Side



West Side



West Side



West Side



West Side



Top View


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

Substandard Code Violations

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

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

Inadequate Sanitation



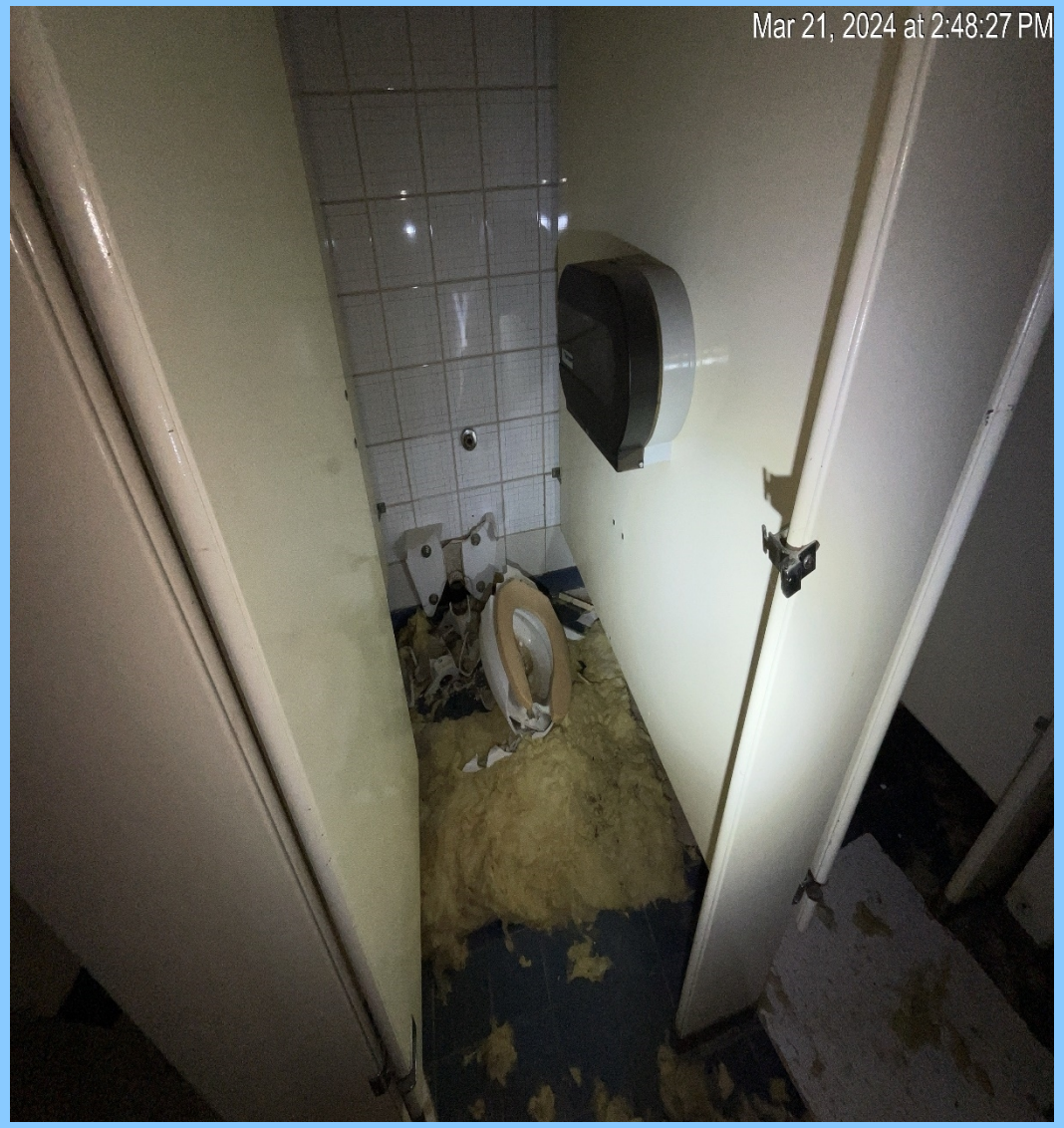


Nuisance/Interior Vandalism





Interior Vandalism





Faulty Weather Protection/Vagrant Activity





Inadequate Sanitation/Dangerous Structure





Timeline of Events

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

Timeline of Events

- **September 3, 2024** – Informed by Taylor County Appraisal District that the property was originally scheduled for June 2024 tax auction but was rescheduled to December 2024 tax auction.
- **September 10, 2024** – Notice of October hearing posted on structure.
- **September 11, 2024** – Notice of October hearing sent to property owner.
- **September 11, 2024** – Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors, open roll-up doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that have been maintained by the city.
- **September 17, 2024** – Both properties mowed by city.
- **October 2, 2024** – Board ordered civil penalties for 5502 N 1st St and 5512 N 1st St.
- **December 2, 2024** – Informed property no longer going to tax auction.
- **February 13, 2025** – Notice of March hearing sent to property owner and posted on structure.

Staff Recommendation:

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

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day for the period of non-compliance being October 2, 2024 through March 4, 2025, which is a total of 154 days. Total civil penalties to be assessed is $15,400.

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

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day for the period of non-compliance being October 2, 2024 through March 4, 2025, which is a total of 154 days. Total civil penalties to be assessed is $15,400.

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

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:3/5/2025

TO:

FROM:

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

GENERAL INFORMATION

Owner: 300 Wall Street LLC
Sq Ft: 42,830
Structural: OK
Foundation:
Value: $330,749
Total Value: $
Delinquent Tax: $0.00
City Liens: $15,520

SPECIAL CONSIDERATIONS

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

Property requires regular attention from Law Enforcement and Code Compliance.
March 18, 2024 – Notice of April hearing sent to property owner and posted on structure.
March 21, 2024 – Served administrative search warrant
April 3, 2024 – Board ordered 30/60 – Owner not at hearing. No contact from owner after decision sent.
August 22, 2024 – All three properties mowed by city.
September 3, 2024 – Discovered property was originally scheduled for June 2024 tax auction but was pulled and moved to December 2024 tax auction.
September 11, 2024 – Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors and garage doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that is maintained by the city.
September 17, 2024 – Both properties mowed by city.
October 2, 2024 – Board ordered civil penalties for 5502 N 1st St ($100/day x 149 days = $14,900) and 5512 N 1st St ($100/day x 149 days = ($14,900).
December 2, 2024 – Informed property no longer going to tax auction.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Civil Penalties

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

1.	20250305_24-000054_5502_5512 N. 1st St	20250305_24-000054_5502_5512 N. 1st St.pptx

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

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

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

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

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

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

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

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

Public Notice





Front South Side



Front South Side



Front South Side



Front South Side



Rear North Side



Rear North Side



East Side



East Side



East Side



West Side



West Side



West Side



West Side



Top View


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

Substandard Code Violations

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

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

Inadequate Sanitation



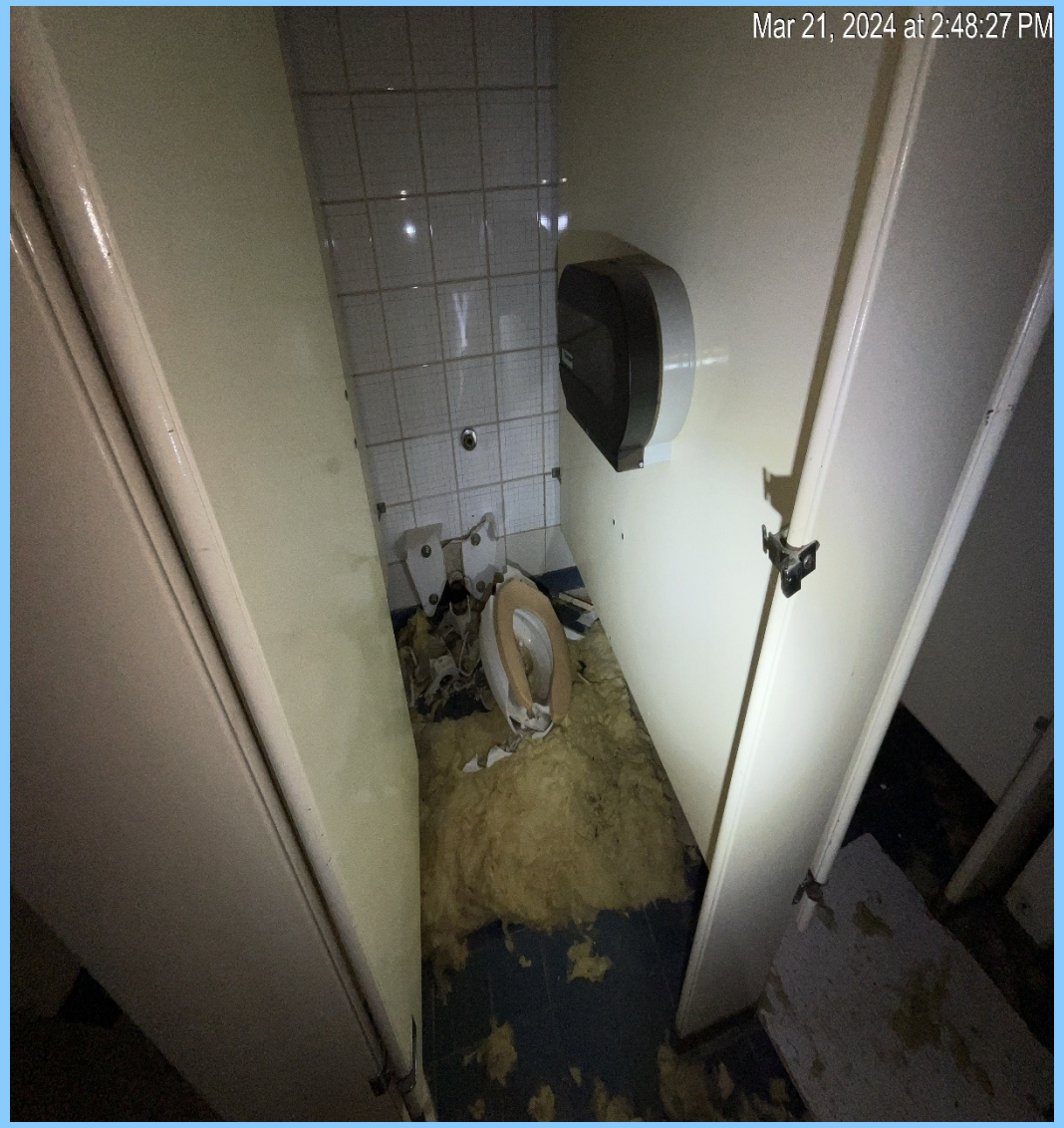


Nuisance/Interior Vandalism





Interior Vandalism





Faulty Weather Protection/Vagrant Activity





Inadequate Sanitation/Dangerous Structure





Timeline of Events

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

Timeline of Events

- **September 3, 2024** – Informed by Taylor County Appraisal District that the property was originally scheduled for June 2024 tax auction but was rescheduled to December 2024 tax auction.
- **September 10, 2024** – Notice of October hearing posted on structure.
- **September 11, 2024** – Notice of October hearing sent to property owner.
- **September 11, 2024** – Inspected property. Found the exterior to still be in substandard condition. Observed many broken windows, broken doors, open doors, open roll-up doors, vandalism, and grounds that are unmaintained except for the portion of the grounds that have been maintained by the city.
- **September 17, 2024** – Both properties mowed by city.
- **October 2, 2024** – Board ordered civil penalties for 5502 N 1st St and 5512 N 1st St.
- **December 2, 2024** – Informed property no longer going to tax auction.
- **February 13, 2025** – Notice of March hearing sent to property owner and posted on structure.

Staff Recommendation:

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

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day for the period of non-compliance being October 2, 2024 through March 4, 2025, which is a total of 154 days. Total civil penalties to be assessed is $15,400.

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

Order: Owner is ordered to pay civil penalties for non-compliance of the Board's order on April 3, 2024 in the amount of $100.00 per day for the period of non-compliance being October 2, 2024 through March 4, 2025, which is a total of 154 days. Total civil penalties to be assessed is $15,400.

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

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:3/5/2025

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: $929.73

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, 2025 – **Board ordered civil penalties**. Contacted Abilene Preservation league to inquire whether they had any interest in assisting property owners with property restoration. They have not responded.
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.
February 5, 2025 – The Board was updated on the status of the property. The property owner was not in attendance at the hearing as they said they would be.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

Civil Penalties

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

1. 20250305_24-000130_2970 S. 6th St 20250305_24-000130_2970 S. 6th St.pptx

Case #24-000130

2970 S. 6th St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Special warranty Deed naming **Armstrong Electrical Supply Co.** as owner

- **TAYLOR COUNTY** – Shows **Armstrong Electrical Supply, Inc** to be the owner.

- **SECRETARY OF STATE** – Company shows to have forfeited existence

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since 2006

- Search reveals **Armstrong Electrical Supply Company** to be the owner.

Public Notice



Front South Side



Rear North Side



East Side



West Side



Substandard Code Violations

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

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

Exterior Dilapidation





Exterior Dilapidation



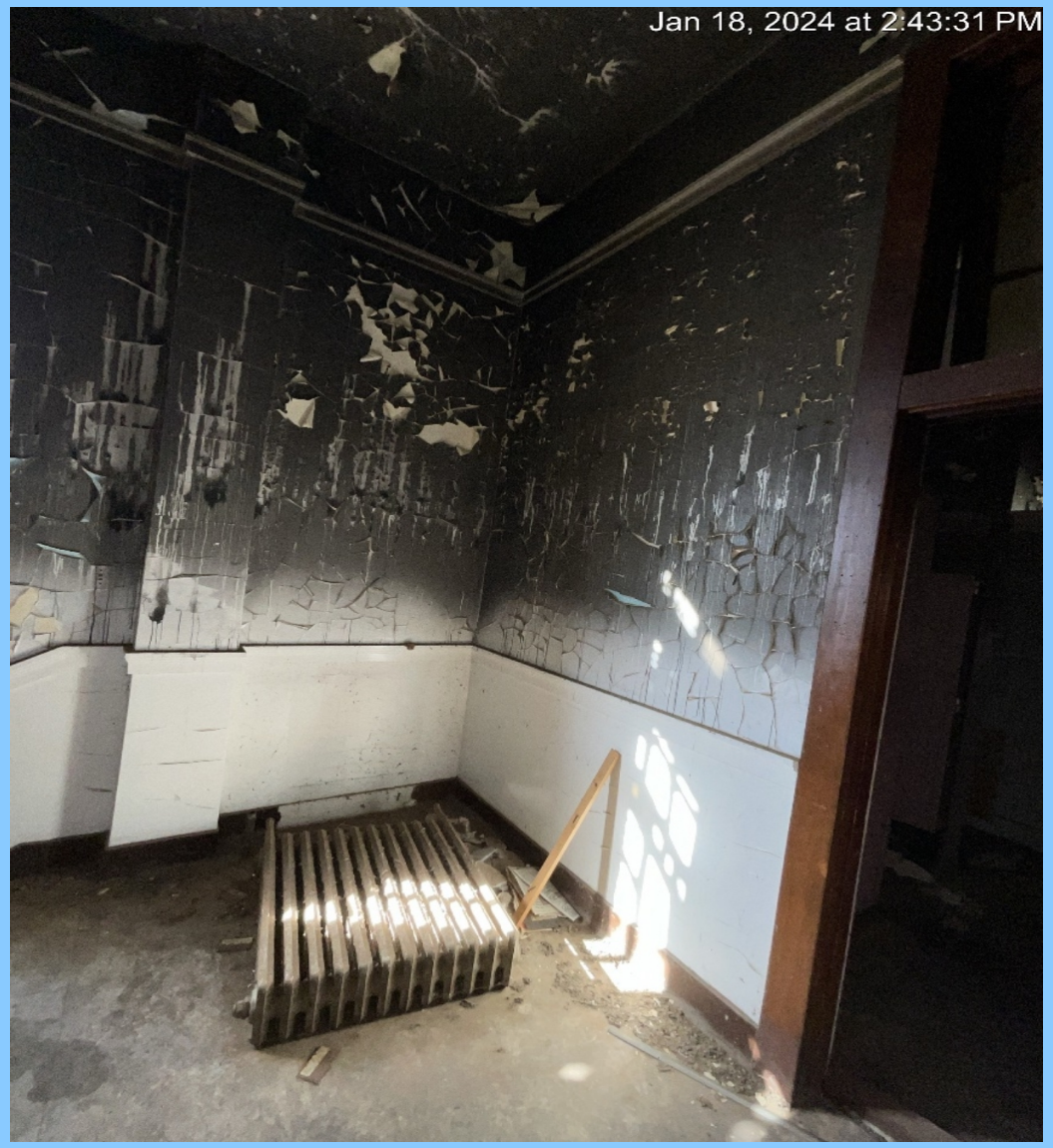


Exterior Dilapidation





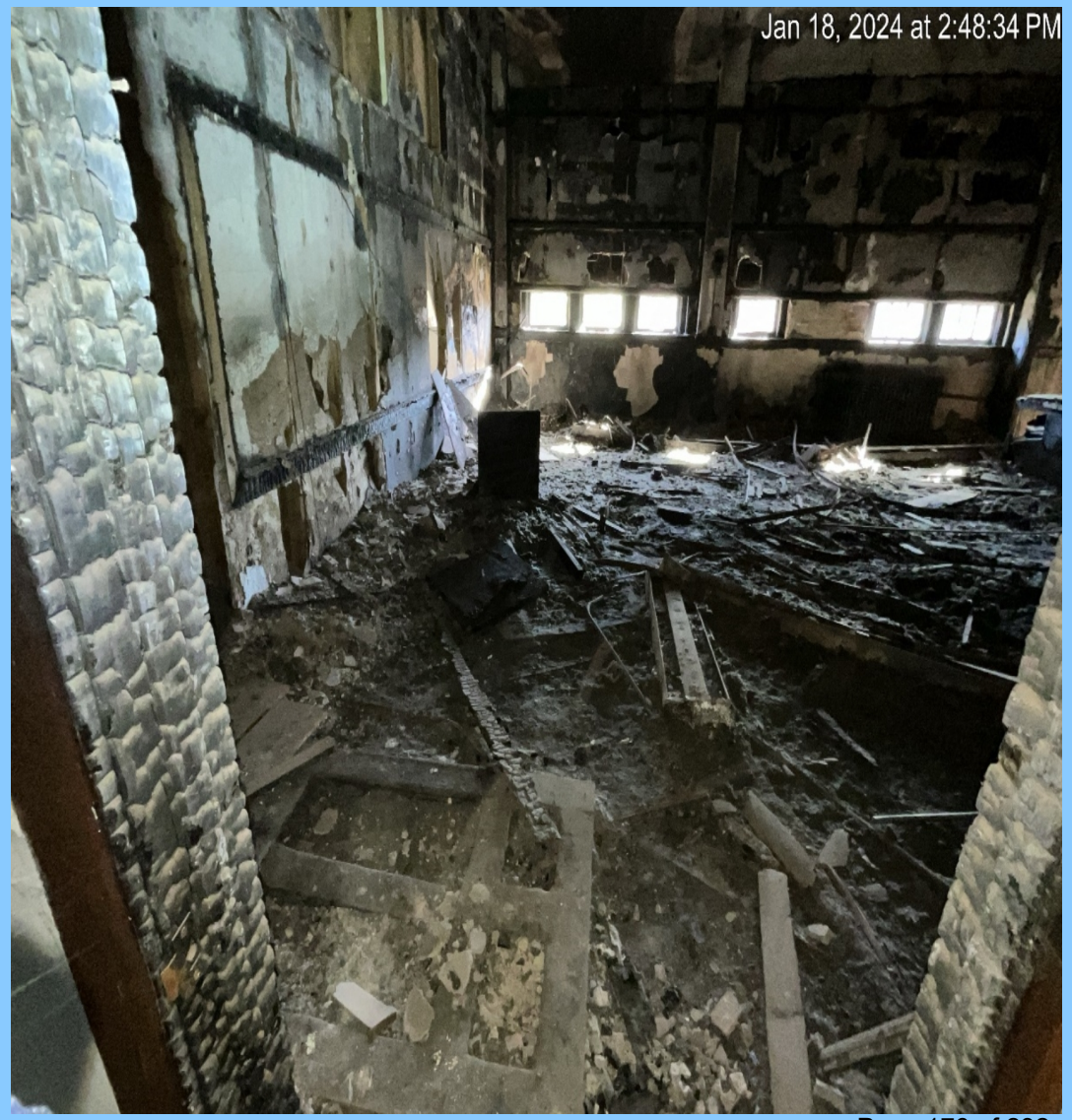
Interior Dilapidation



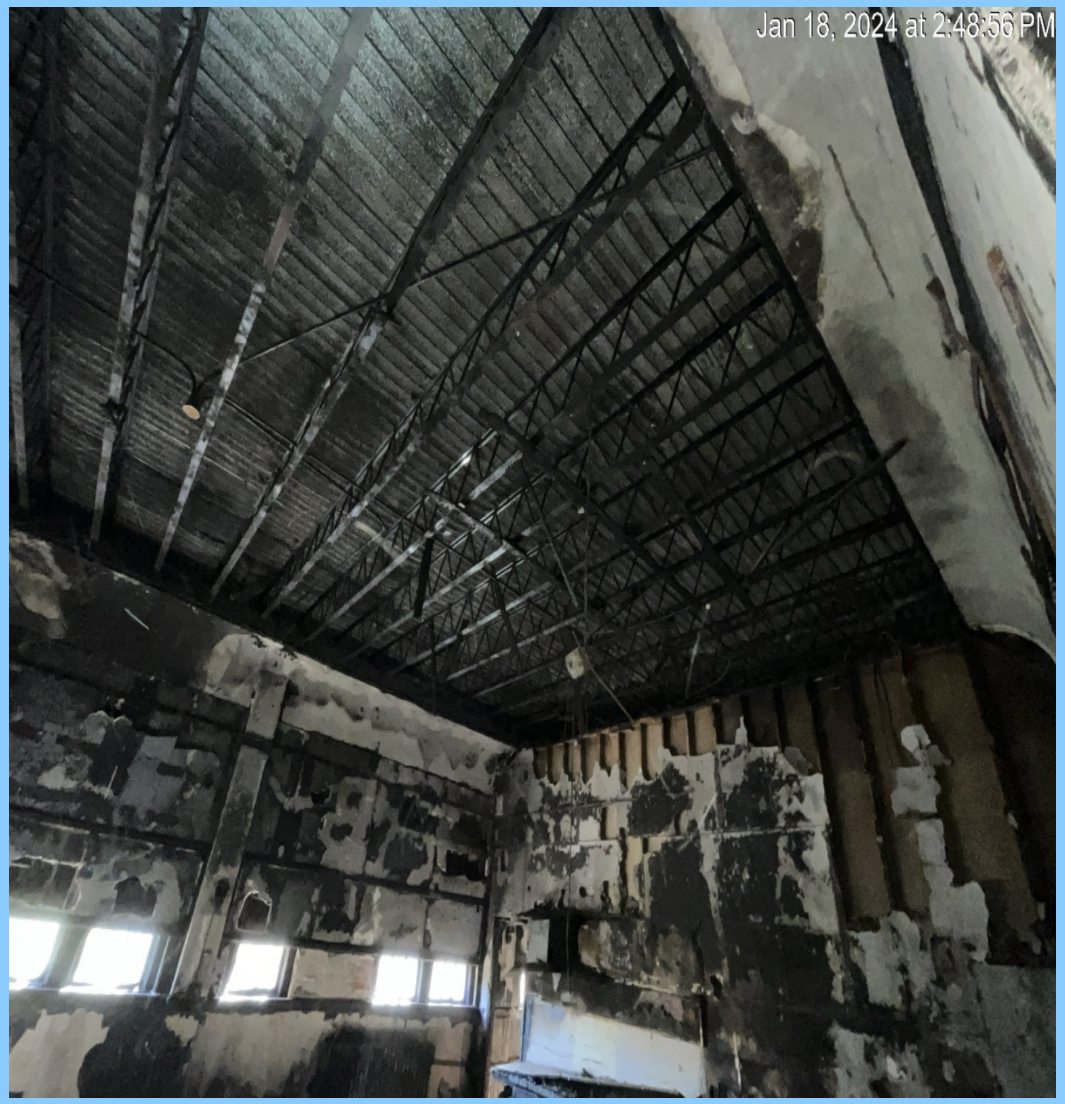


Interior Dilapidation





Interior Dilapidation





Interior Dilapidation



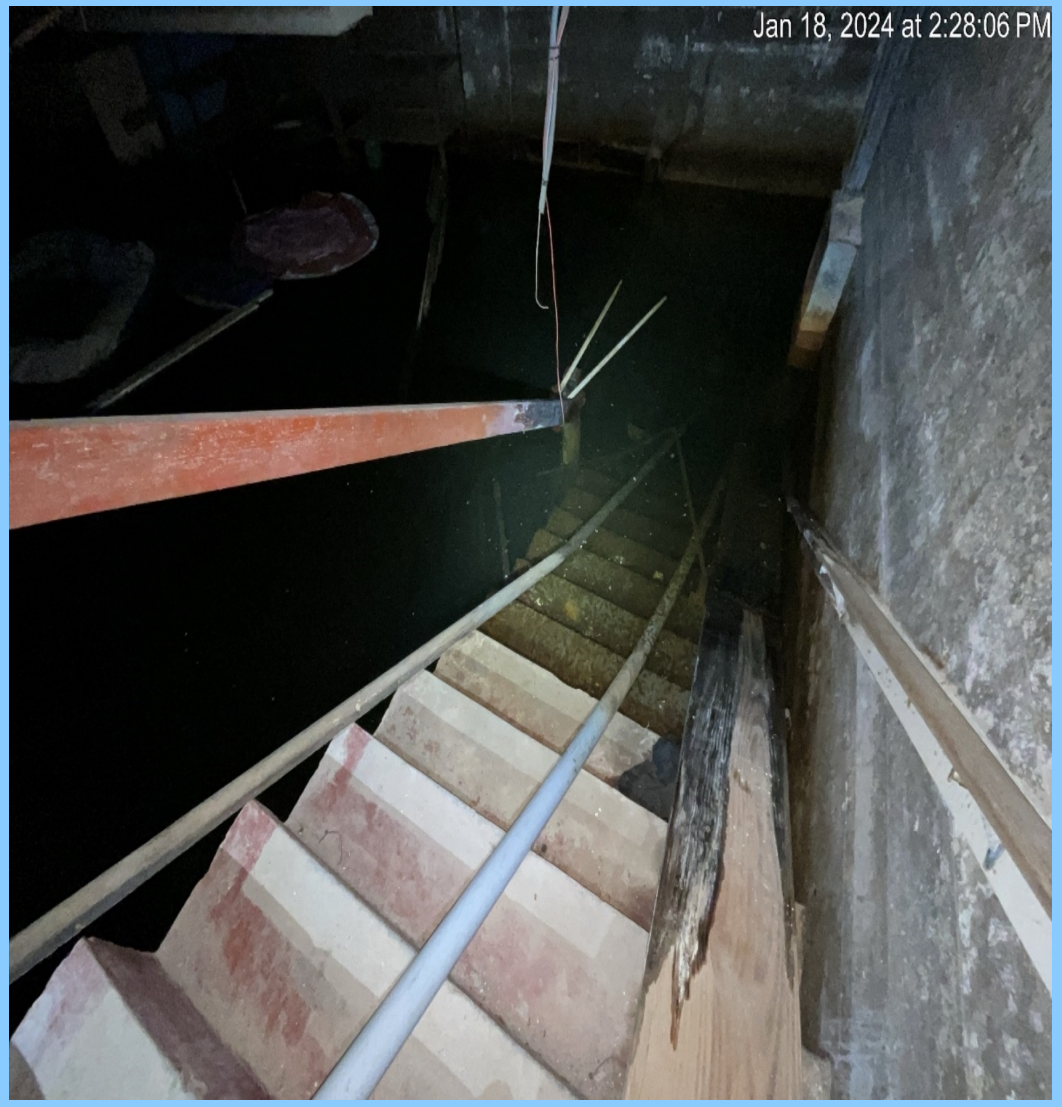


Interior Dilapidation





Interior Dilapidation





Timeline of Events

- **October 13, 2015 –** Structure fire occurred. Damages estimated to be $10,000.
- **October 12, 2021 –** Performed initial inspection. Opened a dilapidated structure case to address the exterior of the building.
- **August 11, 2023** – Spoke to owner by phone. Asked her to come up with repair plan and call me back. No call back, no repairs made.
- **January 19, 2024** – Served admin search warrant at property and discovered that the structure had extensive interior damage and needed to be condemned.
- **January 29, 2024** – Affidavit of condemnation filed at county clerk.
- **February 5, 2024** – Sent notice of condemnation 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 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.
- **February 5, 2025** – The Board was updated on the status of the property. The property owner was not in attendance at the hearing as they said they would be.
- **February 13, 2025** – Notice of March hearing was sent to property owner and posted on structure.

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 $50.00 per day for the period of non-compliance being January 8, 2025 through March 4, 2025, which is a total of 56 days. Total civil penalties to be assessed is $2,800.

End of 2970 S. 6th St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:3/5/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-004205: 1457 Hollywood Dr. (ETHERIDGE ADDN, LOT 29, TAYLOR COUNTY, TEXAS), Owner: Castaneda Mario**

GENERAL INFORMATION

Owner: Castaneda Mario
Sq Ft: 780
Structural: Poor
Foundation: OK
Value: $7,290
Total Value: $9,328
Delinquent Tax: $229.74

SPECIAL CONSIDERATIONS

August 4, 2020 – Building Inspections Department issued Stop Work Order for structural work without permit.
August 11, 2020 – Addition/Alteration permit was applied for.
August 12, 2020 – During the initial permit review it was determined by Planning & Zoning that the applicant will need to seek a Special Exception from the Board of Adjustments to allow the expansion of a non-conforming use. Structure is located within the Floodway, a Floodway Development Permit will be required prior to any building permit being issued for new structures to be permitted within this FEMA flood zone. Abilene's Engineering Department will need to be provided with an Engineering Study which proves zero rise in floodwater at this location. All of this was explained to the property owner. No action was ever taken and the permit was never approved.
June 12, 2023 – A Property Maintenance Inspections case was opened for a vacant, dilapidated structure. We were unable to locate a good address for the property owner. Notices went to a

family member. Unsure if they communicated to the property owner that the city was trying to contact them. Structure went unrepaired.
August 30, 2024 – Served a Code Inspection Warrant to inspect the full exterior and interior of the property.
September 6, 2024 – Affidavit of condemnation was recorded at the county clerk.
September 12, 2024 – Notice of condemnation and 30-60 was sent to the property owner to a confirmed good mailing address.
November 20, 2024 – Plan of action was approved by the Building Official and the owner was approved to apply for permit.
November 22, 2024 – Addition/Alteration permit was applied for. The permit was not approved by the Planning & Zoning Department for the following reasons: the property is a non-conforming use and has been abandoned for more than six (6) months & the estimated value of work is over fifty percent (50%) of the structures appraised value, as determined by the county appraisal district. Property owner was told he can apply to the Board of Adjustments for a change in the status of a nonconforming use or structure. (property is zoned light-industrial) An alteration permit was applied for in August 2020, and was denied by Planning & Zoning for the same reason as current permit. Owner was informed at that time of the reasons the permit was denied. Property has been under the same ownership since 2012.
February 3, 2025 – Zoning case opened for Special Exemption, Resumption of Non-Conforming use. Case is for rehabilitation/use of a single family home in an area zoned as Light-Industrial. Property is scheduled for the next Board of Adjustments hearing taking place the week after March 5th BOBS.
February 12, 2025 – Notice of March hearing sent to property owner.
February 13, 2025 – Notice of March hearing 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 March 5, 2025.

ATTACHMENTS:

1.	20250305_24-004205_1457 Hollywood Dr	20250305_24-004205_1457 Hollywood Dr.pptx

Case #24-004205

1457 Hollywood Dr

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows Warranty Deed naming **Mario Castaneda** as owner
- **TAYLOR COUNTY** – Shows **Mario Castaneda** 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 August 6, 2021
- Search reveals **Mario Castaneda (Falcon)** to be the owner.

Public Notice



Front West Side



Rear East Side



North Side



South Side



Substandard Code Violations

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

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- 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





Hazardous Electrical/Faulty Weather Protection





Faulty Weather Protection/Hazardous Electrical





Electrical & Plumbing Hazards





Plumbing Issues/Dilapidation





Hazardous Plumbing





Mechanical Hazards





Interior Dilapidation





Timeline of Events

- **August 4, 2020 –** Building Inspections Department issued Stop Work Order for structural work without permit.
- **August 11, 2020 –** Addition/Alteration permit was applied for.
- **August 12, 2020 –** During the initial permit review it was determined by Planning & Zoning that the applicant will need a Special Exception from the Board of Adjustments to allow the expansion of a non-conforming use. Structure is located within the Floodway, a Floodway Development Permit will be required prior to any building permit being issued for new structures to be permitted within this FEMA flood zone. No action was ever taken and the permit was never approved.
- **June 12, 2023 –** A Property Maintenance Inspections case was opened for a vacant, dilapidated structure. We were unable to locate a good address for the property owner. Notices went to a family member. Unsure if they communicated to the property owner that the city was trying to contact them. Structure went unrepaired.
- **August 30, 2024 –** Served a Code Inspection Warrant to inspect the full exterior and interior of the property.
- **September 6, 2024 –** Affidavit of condemnation was recorded at the county clerk.
- **September 12, 2024 –** Notice of condemnation and 30-60 was sent to the property owner to a confirmed good mailing address.
-

Timeline of Events

- **November 20, 2024** – Plan of action was approved by the Building Official and the owner was approved to apply for permit.
- **November 22, 2024** – Property owner applied for Addition/Alteration permit. The permit was denied by Planning & Zoning because the property is a non-conforming use (lot is zoned Light-Industrial), and the structure has been abandoned for more than six months. Property owner was told he can apply to the Board of Adjustments for a change in the status of a non-conforming use or structure.
- **February 3, 2025** – Zoning case opened for Special Exemption, Resumption of Non-Conforming use. Case is for rehabilitation/use of a single-family home in an area zoned as Light-Industrial. Property is scheduled for the next Board of Adjustments hearing taking place the week after March 5th BOBS.
- **February 12, 2025** – Notice of March hearing sent to property owner.
- **February 13, 2025** – Notice of March hearing 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 1457 Hollywood Dr presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:3/5/2025

TO:

FROM:

SUBJECT: **Case for Rehabilitation, Demolition, or Civil Penalties - Case# 25-000311: 734 Carver St. (STEVENSON PARK, BLOCK 3, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Wilson Albert Jr & Wilson Daniel E**

GENERAL INFORMATION

Owner: Wilson Albert Jr & Wilson Daniel E
Sq Ft: 688
Structural: Poor
Foundation: Unknown
Value: $32,904
Total Value: $35,735
Delinquent Tax: $200.00

SPECIAL CONSIDERATIONS

November 13, 2024 – Nuisance case opened for excessive accumulation of junk and debris in yard.
January 23, 2025 – City contactor hired to clean exterior of property.
January 27, 2025 – Inspected property at the request of another code officer due to large amount of complaints received for the condition of the property and the nuisance conditions its bringing into the neighborhood. Property was found to be extremely dilapidated, vacant, and unsecured.
January 30, 2025 – Completed Code Inspection Warrant.
February 4, 2025 – Affidavit of condemnation recorded at county clerk.
February 10, 2025 – Notice of condemnation and 30-60 notice sent to property owners.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

BOARD OR COMMISSION RECOMMENDATION

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

ATTACHMENTS:

1. 20250305_25-000311_734 Carver St 20250305_25-000311_734 Carver St.pptx

Case #25-000311

734 Carver St.

CITY OF ABILENE TEXAS

CHECKLIST FOR RECORDS SEARCH

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

- **COUNTY RECORDS** – Shows General Warranty Deed of Trust naming **Albert Wilson Jr & Daniel Wilson** as owners.

- **TAYLOR COUNTY** – Shows **Albert Wilson Jr & Daniel Wilson** to be the owner.

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

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

- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since January 17, 2023

- Search reveals **Albert Wilson Jr. & Daniel Wilson** to be the owner.

Public Notice



Front East Side



Rear West Side



North Side



South Side



Substandard Code Violations

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

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

Exterior Dilapidation/Structural Hazards





Faulty Weather Protection/Hazardous Electrical





Faulty Weather Protection/Hazardous Electrical





Mechanical & Electrical Hazards





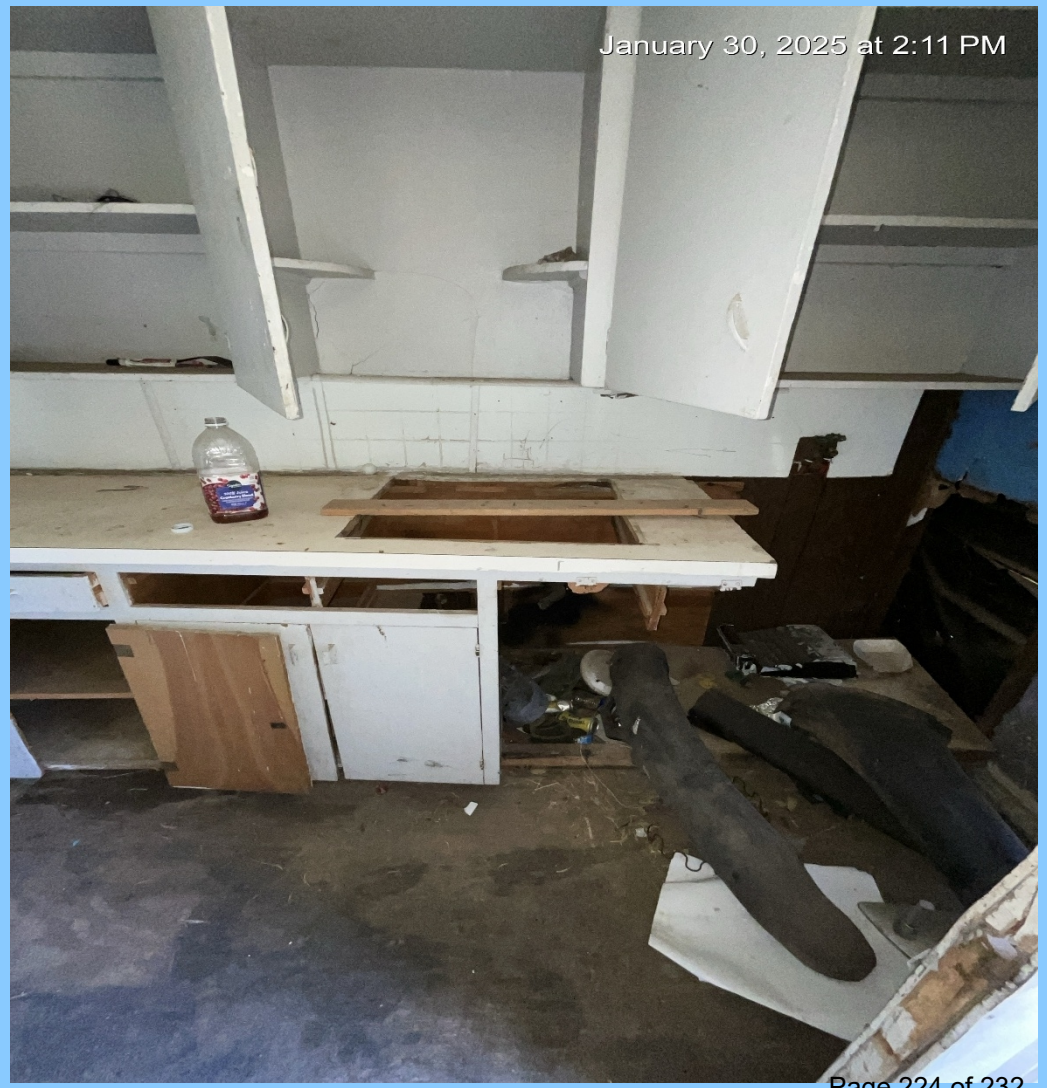
Electrical Hazards





Dilapidation/Inadequate Sanitation





Inadequate Sanitation





Electrical Hazards





Dilapidated Carport





Timeline of Events

- **November 13, 2024 –** Nuisance case opened for excessive accumulation of junk and debris in yard.
- **January 23, 2025 –** City contactor hired to clean exterior of property.
- **January 27, 2025 –** Inspected property at the request of another code officer due to large amount of complaints received for the condition of the property. Property was found to be extremely dilapidated, vacant, and unsecured.
- **January 30, 2025 –** Completed Code Inspection Warrant.
- **February 4, 2025 –** Affidavit of condemnation recorded at county clerk.
- **February 10, 2025 –** Notice of condemnation and 30-60 notice sent to property owners.
- **February 13, 2025** – Notice of March hearing sent to property owners.

Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS

- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS

- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS

End of 734 Carver St. presentation

CITY OF ABILENE TEXAS

CITY OF ABILENE

Board of Building Standards
Agenda Memo

Meeting Date:3/5/2025

TO:

FROM:

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

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS: