



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 April 2, 2025 at 8:30a.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

MINUTES

- A. Public hearing and possible approval of March 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 #23-002938: 1227 Grape St. (3 204 3 H S & L OT ABL, TAYLOR COUNTY, TEXAS), Owner: Vinson, Lanny Ross
- B. 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), Flannagan, Jeffery D.
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000209: 2018 Victoria St. (A0605 SUR 86 JAMES WARFIELD, TRACT N 50 S 150 E 140, TAYLOR COUNTY, TEXAS), Owner: Harris, Dorothy

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-003795: 2518 N. 18th St. (CRESCENT HEIGHTS, BLOCK Q, LOT 4, TAYLOR COUNTY, TEXAS), Owner: 4321 Mt Vernon LLC, C/O Gilbert Martinez
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-004411: 2041 S. 20th St. (E62.35 W574.95 N200 FT LT 1 D 1-2-3 ANDERSON & 20X26 SECOF 1, TAYLOR COUNTY, TEXAS), Crofton, Hettie Mae C/O Pat Crofton
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-000375: 1749 N. 12th St. (REED SUB OF CANNON, LOT E66 LT 5, TAYLOR COUNTY, TEXAS), Rogers, Bennie Bob Houston Et al C/O Stewart, Claudia & Alford

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 27th day of March, 2025, at 2:00p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
March 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. Jay Wyatt
Mr. Delbert Allred
Mr. Jeremy McBrayer
Mr. Sean McNeill
Mr. Lloyd Turner
Mr. Will Dugger

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

Others Present: Mr. Mario Falcon (1457 Hollywood Dr)
Mr. Harry Hurt (4474 La Hacienda Dr)
Mr. Thomas Choate (4474 La Hacienda Dr)
Mr. Charles Hester (300 Wall St)
Mr. Brooks Armstrong (2970 S 6th St)

CALL TO ORDER

Mr. Beard called the meeting to order at 8:31 a.m. Ms. Jones recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, February 5, 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. McBrayer, motion passed.

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

NAYS: None

ABSTAIN: Mr. Wyatt

AGENDA ITEMS & PUBLIC HEARINGS

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

Mr. Marsh presented the case,

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

- Inadequate Sanitation, Chapter 8, Sec. 8-554 (1)
- Nuisance, Chapter 8, Sec. 8-554 (3), Chapter 19, Sec 19-15 (4)
- 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

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. Choate stated that he is the attorney for the HOA. He stated that the addition of a lienholder should not change the plan to demolish the property. He stated the issue has been ongoing and it is time for it to end. He stated that the residence was vandalized again last weekend. The next speaker was Mr. Hurt. He stated that he is the HOA president. He stated that this home has had a negative impact on house prices in the neighborhood and asks that the city demolish the structure. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Dugger 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. Dugger 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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-004765: 1413 Delano St (LEON STEVENSON, LOT W100 S132 LT2, TAYLOR COUNTY, TEXAS), Owner: Flores Ulises

Mr. Marsh presented the case,

Pursuant to Chapter 8; Sec. 8-554 and Chapter 19, Sec 19-15, 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

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

NAYS: None
ABSTAIN: None

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

Mr. Marsh presented the case,

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

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

Public Hearing: Mr. Beard opened the public hearing. Charles Lester stated that he is a real estate investor. He stated that he has rehabilitated the building before and plans to do so again. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Dugger made a motion to 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, and it was seconded by Mr. McNeill, motion passed.

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

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-000054 & 24-000055: 5502 N 1st ST & 5512 N 1st ST (ABILENE PLAZA SEC 1, BLOCK 12, LOT E250, TAYLOR COUNTY, TEXAS & ABILENE PLAZA SEC 1, BLOCK 12, LOT W205 OF E455, TAYLOR COUNTY, TEXAS), Owner: 300 Wall Street LLC

Mr. Marsh presented the case,

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

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

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.

Public Hearing: Mr. Beard opened the public hearing. Mr. Charles Lester stated that he is working on selling these buildings and asked that the civil penalties be deferred. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. McNeill made a motion 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. It was seconded by Mr. Turner.

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

NAYS: None

ABSTAIN: None

Mr. McNeill made a motion Case 24-000054: 5502 N. 1st St.: 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. It was seconded by Mr. Turner.

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# 24-00 130: 2970 S 6th St. (FAIR PARK ACRES OUTLOT 3, BLOCK 3, LOT 4, TAYLOR COUNTY, TEXAS), Owner: Armstrong Electrical Supply Inc

Mr. Marsh presented the case,

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

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

Public Hearing: Mr. Beard opened the public hearing. Mr. Armstrong stated that he is only waiting on a plumber and has been doing a lot of cleaning. He stated that he will put a fence around the property. He stated that he hopes to be done by June or July. There being no additional speakers, Mr. Beard closed the public hearing.

Mr. Dugger made a motion that the 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. It 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# 24-004205: 1457 Hollywood Dr (ETHERIDGE ADDN, LOT 29, TAYLOR COUNTY, TEXAS), Owner: Castaneda Mario

Mr. Marsh presented the case,

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

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

Staff recommendations are as follows:

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. Mario stated that the home was his grandmother’s house and he wants to fix it and move his family into the home. He stated that he lives in Abilene and works in Midland. He stated that he needs time to work on the repairs. 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# 25-000311: 734 Carver St ((STEVENSON PARK, BLOCK 3, LOT 9, TAYLOR COUNTY, TEXAS), Owner: Wilson Albert JR & Wilson Daniel E

Mr. Marsh presented the case,

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

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

Staff recommendations are as follows:

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

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

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

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

NAYS: None

ABSTAIN: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:56 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date:4/2/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #23-002938: 1227 Grape St. (3 204 3 H S & L OT ABL, TAYLOR COUNTY, TEXAS), Owner: Vinson, Lanny Ross

GENERAL INFORMATION

Owner: Vinson, Lanny Ross
Sq Ft: 2,936
Structural: Poor
Foundation: OK
Value: \$17,507
Total Value: \$26,607
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

April 25, 2023 – Property Maintenance Inspections case opened for structure that had been hit by a vehicle. The Cinder block structure sustained structural damage to the front exterior wall of the building. Upon closer inspection, it appeared the structure had been gutted down to the studs with no renovation permit on file. First notice of violation was sent to the building owner.

May 17, 2023 – No action taken by property owner to repair building. Second notice of violation was sent to the property owner.

May 20, 2023 – USPS mail certified tacking confirmed property owner received the second notice of violation.

June 30, 2023 – No repairs made to the structure.

July 3, 2023 – Condemnation case opened.

July 5, 2023 – Affidavit of condemnation recorded at county clerk.

July 12, 2023 – Notice of condemnation and 30/60 sent to property owner.

July 21, 2023 - The owner of this property, Mr. Ross, came into city hall. Mr. Ross said he had

received the paperwork stating the property had been condemned, and he wanted to know what he needed to do. We explained everything to Mr. Ross, and he understands what needs to be done. Mr. Ross stated they are still trying to decide what the long-term plan is for the property, but for now he will make sure the damage to the building is fixed and the building is secured. He said they will keep in contact with us in regards to their plans with the property, as well as to keep us updated on progress.

Sometime after this contact the front wall of the building was repaired. No other repairs have taken place. No plan of action submitted or permit applied for and no contact has been made by the owner to inform us of plans.

March 6, 2025 – Notice of April hearing sent to owner.

March 10, 2025 – Notice of April 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 April 2, 2025.

ATTACHMENTS:

- 1. 20250402_Slides Intro 20250402_Slides Intro.pptx
- 2. 20250402_23-002938_1227 Grape St 20250402_23-002938_1227 Grape St.pptx

**BOARD
OF
BUILDING
STANDARDS**

April 2, 2025



PUBLIC NOTICE – April 2, 2025 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, April 2, 2025 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 1227 Grape St Abilene, TX 79601, 160 Ruby St Abilene, TX 79605, 2018 Victoria St Abilene, TX 79603, 2518 N. 18th St Abilene, TX 79603, 2041 S. 20th St Abilene, TX 79602, and 1749 N. 12th St Abilene, TX 79603. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance, and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



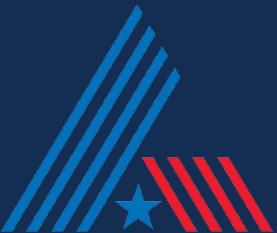
Case #23-002938

1227 Grape St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows General Warranty Deed naming **Lanny Ross Vinson** as owner
- **TAYLOR COUNTY** – Shows **Lanny Ross Vinson** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Nov 14, 2006
- Search reveals **Lanny Ross Vinson** to be the owner.



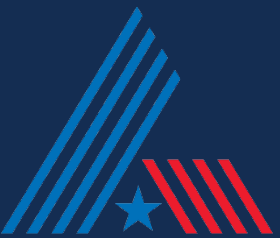
Public Notice

Network: Mar 10, 2025 at 11:20:20 AM CDT
Local: Mar 10, 2025 at 11:20:20 AM CDT



Front West Side

Network: Feb 20, 2025 at 2:25:09 PM CST
Local: Feb 20, 2025 at 2:25:09 PM CST



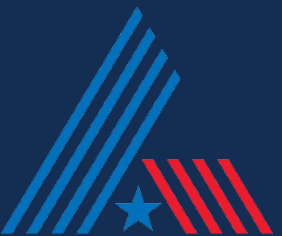
Rear East Side



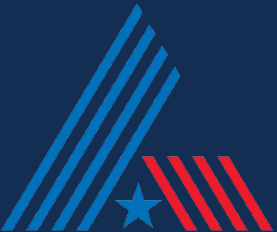
North Side



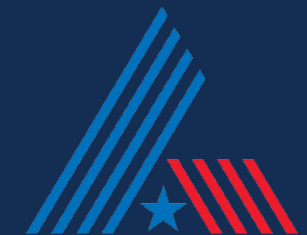
Jun 30, 2023 at 11:09:16 AM



South Side



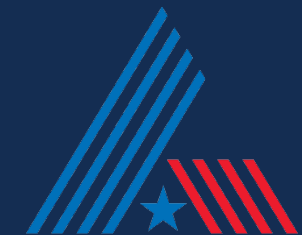
Overhead



Substandard Code Violations

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

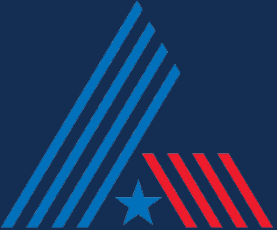
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



Initial inspection – Structural Hazard



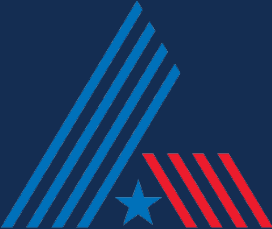
Exterior Dilapidation



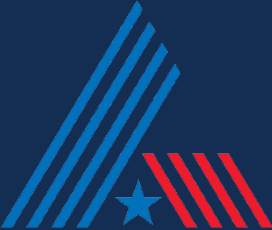
Interior Dilapidation/Faulty Weather Protection



Structural Repair/Exterior Dilapidation

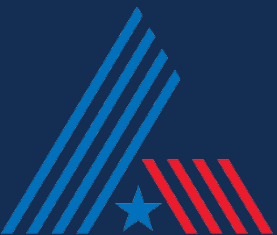


Current Interior Conditions



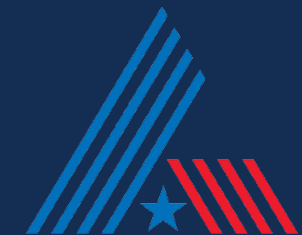
Timeline of Events

- **April 25, 2023** – Property Maintenance Inspections case opened for structure that had been hit by a vehicle. The Cinder block structure sustained structural damage to the front exterior wall of the building. Upon closer inspection, it appeared the structure had been gutted down to the studs with no renovation permit on file. First notice of violation was sent to the building owner.
- **May 17, 2023** – No action taken by property owner to repair building. Second notice of violation was sent to the property owner.
- **May 20, 2023** – USPS mail certified tracking confirmed property owner received the second notice of violation.
- **June 30, 2023** – No repairs made to the structure.
- **July 3, 2023** – Condemnation case opened.
- **July 5, 2023** – Affidavit of condemnation recorded at county clerk.
- **July 12, 2023** – Notice of condemnation and 30/60 sent to property owner.
- **July 21, 2023** – The property owner came into city hall and said he had received the paperwork stating the property had been condemned, and he wanted to know what he needed to do. We explained everything to him, and he understands what needs to be done. He stated they are still trying to decide what the long-term plan is for the property, but for now he will make sure the damage to the building is fixed and the building is secured. He said they will keep in contact with us in regards to their plans with the property, as well as to keep us updated on progress.
- Sometime after this contact the front wall of the building was repaired. No other repairs have taken place. No plan of action submitted or permit applied for and no contact has been made by the owner to inform us of plans.
- **March 6, 2025** – Notice of April hearing sent to owner.
- **March 10, 2025** – Notice of April 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 1227 Grape St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:4/2/2025

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), Flannagon, Jeffery D.

GENERAL INFORMATION

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

SPECIAL CONSIDERATIONS

December 27, 2023 – Received complaint of burned structure. Inspected inside half of the duplex and found major fire damage. Affidavit of Condemnation filed at the county clerk.
January 23, 2024 – Notice of condemnation and 30-60 sent to property owner and lienholder.
January 2024 – Met with property owner and lienholder. Property owner requested extension until August when property is paid off to provide plan of action and start repair process. Extension until August was approved.
November 12, 2024 – No contact from owner. No plan of action received. No permit applied for. Notice of December hearing posted on the structure and sent to property owner.
December 4, 2024 – **Board ordered 30-60.** Owner was in attendance.
December 26, 2024 – Lienholder filed a release of lien.
February 5, 2024 – **Board ordered 30-60.** Owner was in attendance.
March 6, 2025 – Notice of April hearing sent to owner.

March 10, 2025 – Notice of April hearing posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 2, 2025.

ATTACHMENTS:

- 1. 20250402_23-004102_160 Ruby St 20250402_23-004102_160 Ruby St.pptx

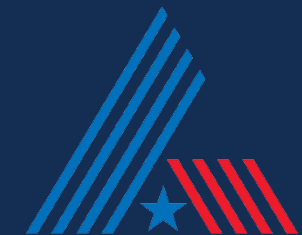
Case #23-004102

160 Ruby St.



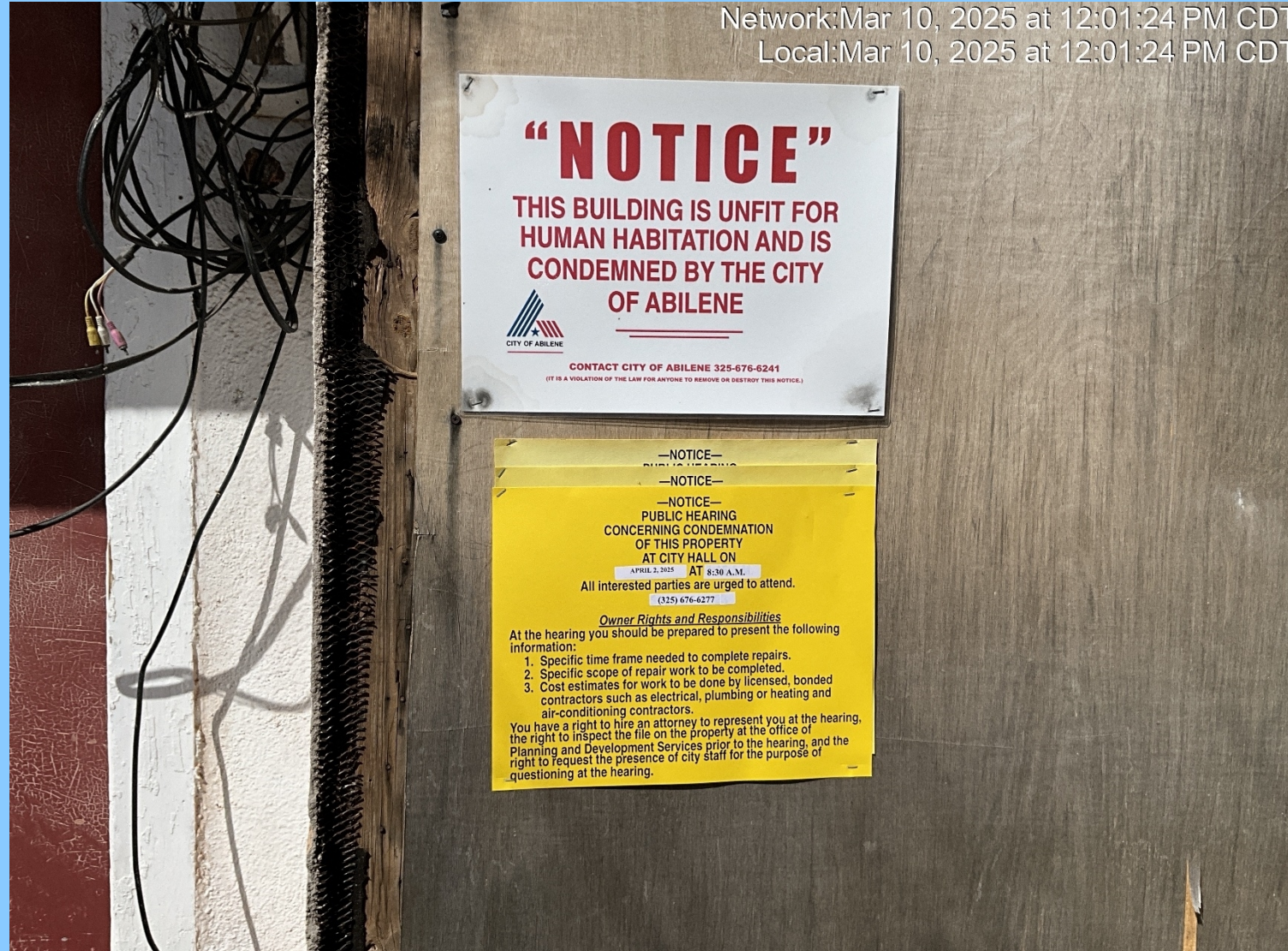
CHECKLIST FOR RECORDS SEARCH

- 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

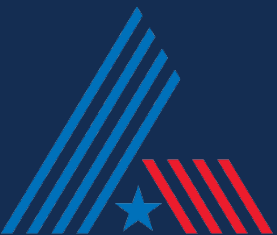
Network: Mar 10, 2025 at 12:01:24 PM CDT
Local: Mar 10, 2025 at 12:01:24 PM CDT



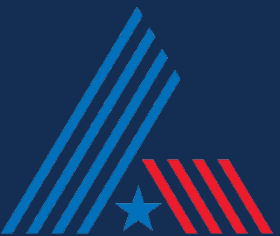
Front East Side



Rear West Side



North Side



South Side

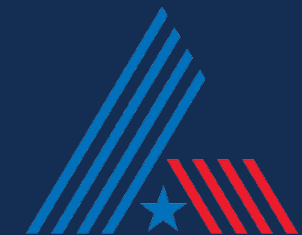
November 14, 2024 at 10:06 AM



Substandard Code Violations

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

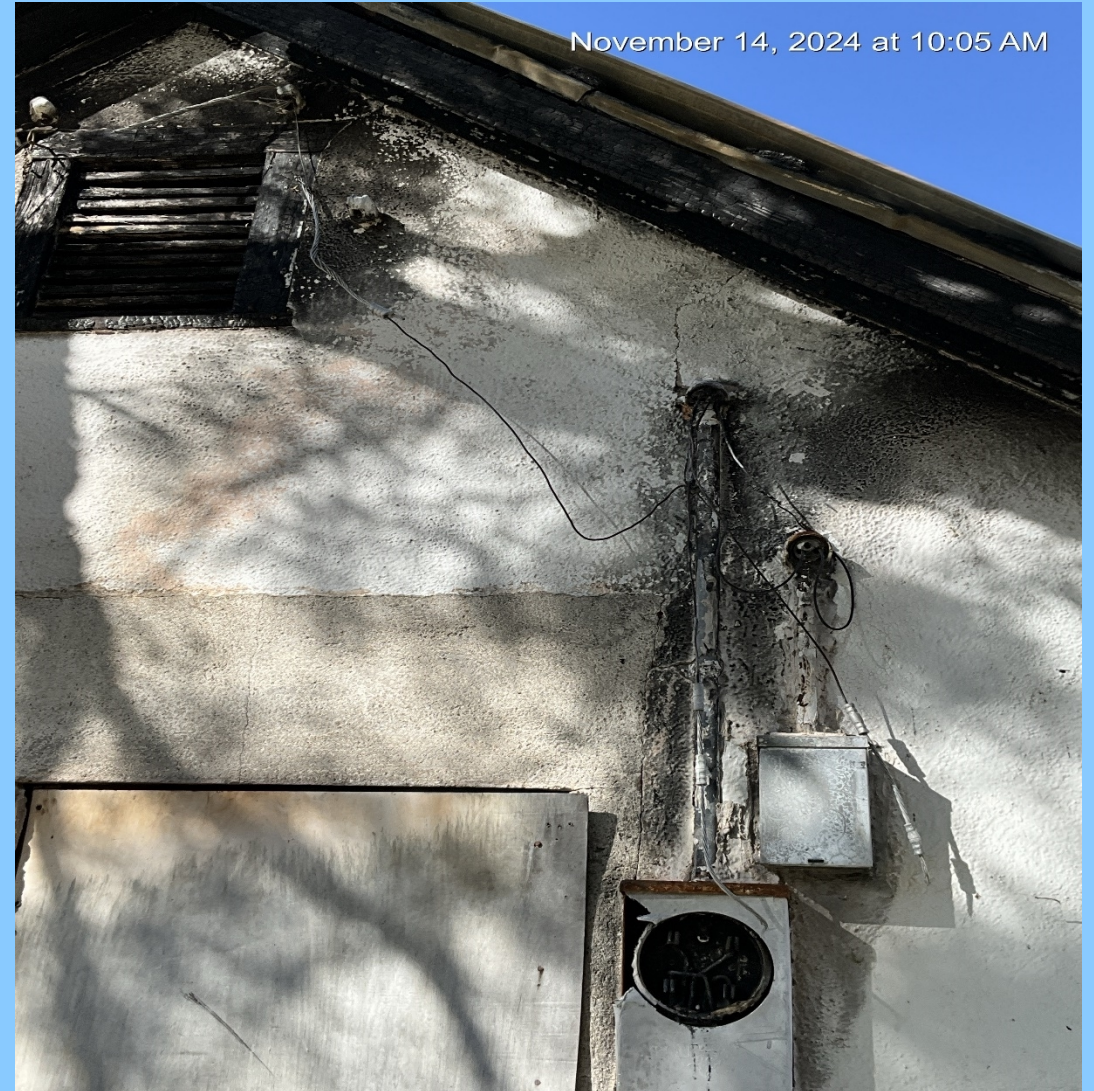
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec. 8-554 (5)
- Faulty Weather Protection, Chapter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



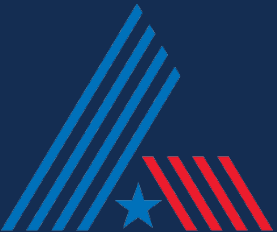
Exterior Dilapidation



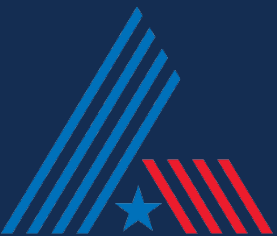
Exterior Dilapidation/Electrical Hazards



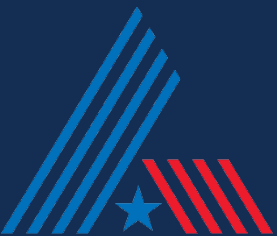
Interior Dilapidation/Inadequate Sanitation



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.
- **December 4, 2024** – Board ordered 30/60.
- **December 26, 2024** – Lienholder filed a release of lien.
- **February 5, 2024** – Board ordered 30-60.
- **March 6, 2025** – Notice of April hearing sent to owner.
- **March 10, 2025** – Notice of April hearing 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:4/2/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-000209: 2018 Victoria St. (A0605 SUR 86 JAMES WARFIELD, TRACT N 50 S 150 E 140, TAYLOR COUNTY, TEXAS), Owner: Harris, Dorothy

GENERAL INFORMATION

Owner: Harris, Dorothy
Sq Ft: 1,408
Structural: Poor
Foundation: Poor
Value: \$21,150
Total Value: \$23,600
Delinquent Tax: \$581.22

SPECIAL CONSIDERATIONS

May 28, 2020 – Case was opened for a dilapidated structure. Citizen called in a complaint they believed the house has major water damage and mold which was affecting the complaining party. We discovered the property owner lived in a nearby apartment and attempted to make contact with her to see if we can try to get her connected with an assistance program for repairs. Due to the acceptable condition of the structure and property at that time, the case was closed.

April 6, 2022 – New case was opened for a dilapidated structure. Citizen called in that the structure is vacant, unsecured, trashed, and has animals going in and out.

April 22, 2022 – First inspection. We confirmed the structure was vacant, appeared vandalized, and had visible water damage on the ceiling inside. Notice was sent to address of record for the property owner to secure the structure.

April 28, 2022 – Notice came back return o sender because the USPS forward expired.

May 10, 2022 – City secured structure.

May 25, 2022 – Owner reached out by phone and explained she wants to repair house and had someone coming to look at it that week. I asked that she keep me updated on repairs and pull permit(s) when necessary. She provided a good mailing address.

August 15, 2022 – Spoke to property owner. Gave her another agency to contact to see about repair assistance.

May 1, 2023 – Relative of property owner called in to ask what repairs are being required by the city.

January 29, 2024 – No repairs completed. Opened condemnation case. Affidavit of condemnation recorded at county clerk.

March 18, 2024 – Notice of condemnation and 30-60 sent to property owner.

April 12, 2024 – Met with property owner and explained plan of action.

May 10, 2024 – Provided contact info to property owner of another possible assistance agency.

September 16, 2024 – Spoke to property owner, she let me know she was looking into selling the house.

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

October 16, 2024 – Spoke to realtor representing property owner. She let me know she is going to have some investors have a look at the property.

November 1, 2024 – Property listed for sale.

November 6, 2024 – **Board ordered 30/60.**

November 25, 2024 - Spoke to Dorothy Harris by phone, and then spoke to Dorothy Harris and grandson at City Hall. Provided her a copy of the condemnation notice and 30/60. Explained the plan of action process again. She expressed interest in appealing the board's 30/60 order. I explained to the grandson that we are under the impression there are not means to make repairs to the house and since it is on the market we are not planning at this time to bring the property back to BOBS while there is potential for sale. I gave him my card and cell number and let him know he could call or text if he has further questions. He seemed interested in completing the plan of action.

February 11, 2025 – Sale listing was removed from realtor websites with no indication property has been sold. No new documents have been recorded in the county property records.

March 6, 2025 – Notice of April hearing sent to owner.

March 10, 2025 – Notice of April hearing posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 2, 2025.

ATTACHMENTS:

1. 20250402_24-000209_2018 Victoria St 20250402_24-000209_2018 Victoria St.pptx

Case #24-000209

2018 Victoria St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Dorothy Harris** as the owner
- **TAYLOR COUNTY** – Shows **Dorothy Harris** 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 Jan 13, 2021
- Search reveals **Dorothy Harris** to be the owner.



Public Notice

Network: Mar 10, 2025 at 11:37:15 AM CDT

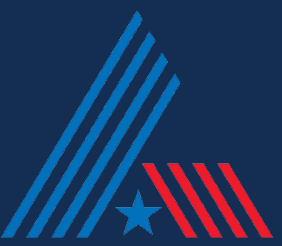
Local: Mar 10, 2025 at 11:37:15 AM CDT



"NOTICE"
THIS BUILDING IS OPEN FOR
PUBLIC INSPECTION AND IS
CONTROLLED BY THE CITY
OF ANDERLE

NOTICE
THIS BUILDING IS OPEN FOR
PUBLIC INSPECTION AND IS
CONTROLLED BY THE CITY
OF ANDERLE

201

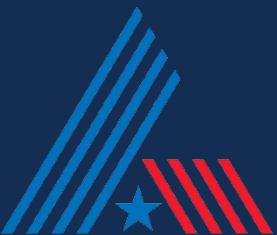


Front East Side



Rear West Side

Sep 18, 2024 at 10:26:46 AM



North Side



South Side

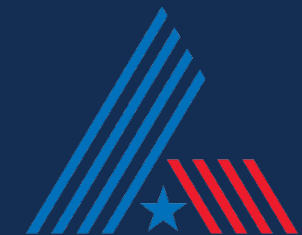
Sep 18, 2024 at 10:28:41 AM



Substandard Code Violations

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

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

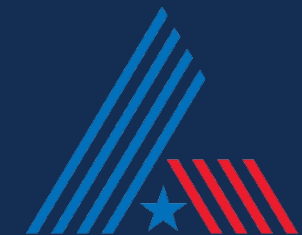


Exterior Dilapidation/Faulty Weather Protection

Sep 18, 2024 at 10:28:18 AM



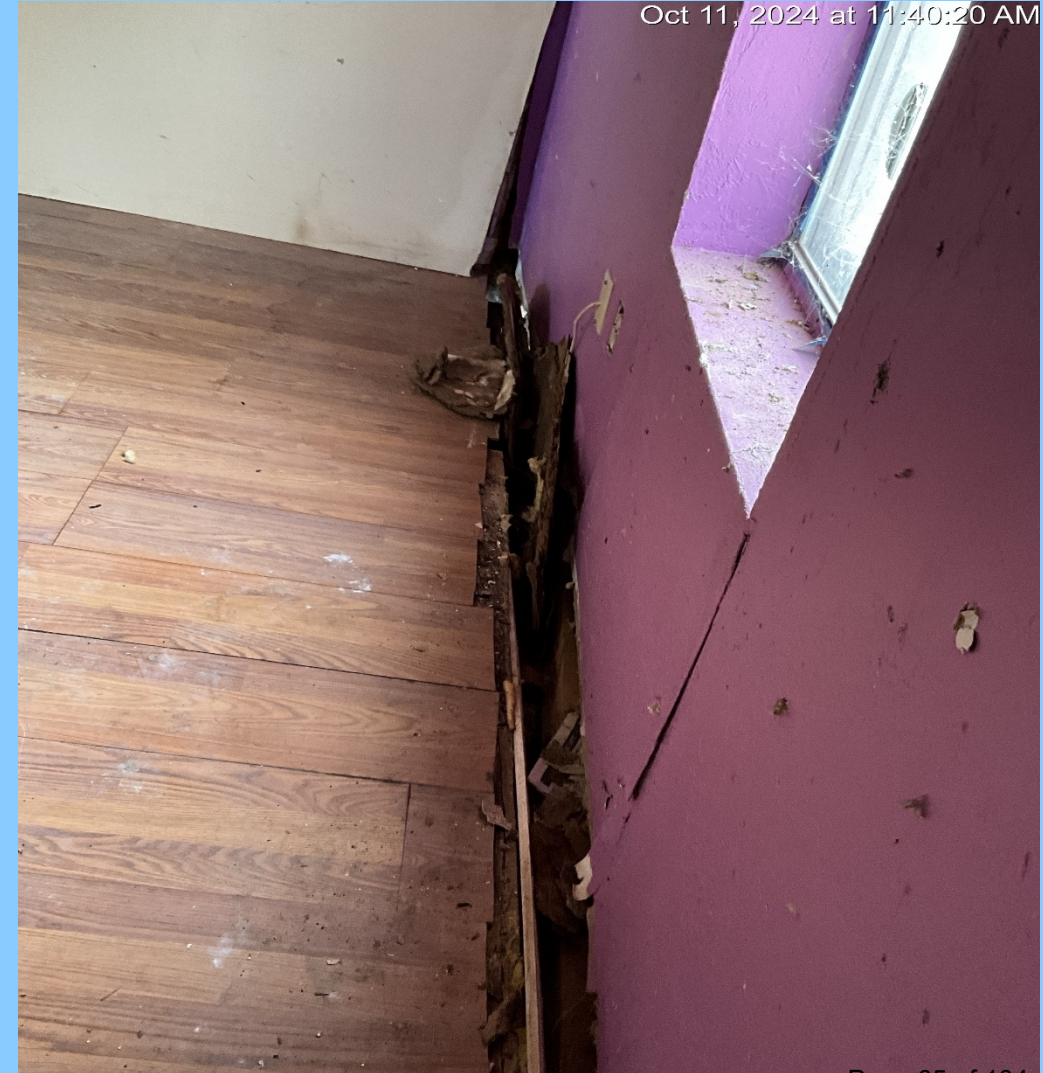
Oct 11, 2024 at 11:37:22 AM



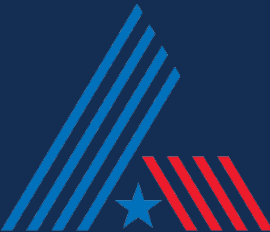
Structural Hazard/Faulty Weather Protection



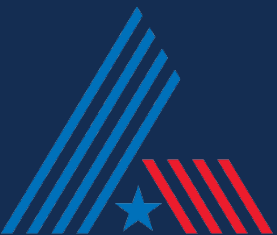
Structural Hazard



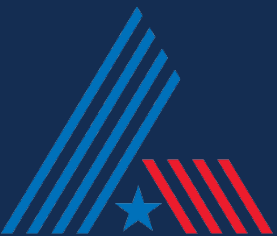
Structural Hazards



Electrical Hazards

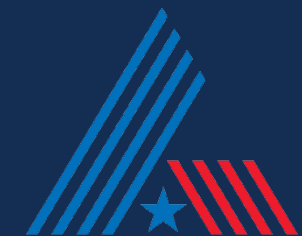


Inadequate Sanitation



Timeline of Events

- **May 28, 2020** – Case was opened for a dilapidated structure. Citizen called in a complaint they believed the house has major water damage and mold which was affecting the complaining party. We discovered the property owner lived in a nearby apartment and attempted to make contact with her to see if we can try to get her connected with an assistance program for repairs.
- **April 6, 2022** – Citizen called in that the structure is vacant, unsecured, vanadalized, and has animals going in and out.
- **April 22, 2022** – We confirmed the structure was vacant, appeared vandalized, and had visible water damage on the ceiling inside. Notice was sent to address of record for the property owner to secure the structure.
- **April 28, 2022** – Notice came back return to sender because the USPS forward expired.
- **May 10, 2022** – City secured structure.
- **May 25, 2022** – Owner reached out by phone and explained she wants to repair house and had someone coming to look at it that week. I asked that she keep me updated on repairs and pull permit(s) when necessary. She provided a good mailing address.
- **August 15, 2022** – Spoke to property owner. Gave her another agency to contact to see about repair assistance.
- **May 1, 2023** – Relative of property owner called in to ask what repairs are being required by the city.
- **January 29, 2024** – No repairs completed. Opened condemnation case. Affidavit of condemnation recorded at county clerk.



Timeline of Events

- **March 18, 2024** – Notice of condemnation and 30-60 sent to property owner.
- **April 12, 2024** – Met with property owner and explained plan of action.
- **May 10, 2024** – Provided contact info to property owner of another possible assistance agency.
- **September 16, 2024** – Spoke to property owner, she let me know she was looking into selling the house.
- **October 9, 2024** – Notice of hearing sent to owner and posted on structure.
- **October 16, 2024** – Spoke to realtor representing property owner. She let me know she is going to have some investors have a look at the property.
- **November 1, 2024** – Property listed for sale.
- **November 6, 2024** – **Board ordered 30/60.**
- **November 25, 2024** - Spoke to Dorothy Harris by phone, and then spoke to Dorothy Harris and grandson at City Hall. Provided her a copy of the condemnation notice and 30/60. Explained the plan of action process again. She expressed interest in appealing the board's 30/60 order. I explained to the grandson that we are under the impression there are not means to make repairs to the house and since it is on the market we are not planning at this time to bring the property back to BOBS while there is potential for sale.
- **February 11, 2025** – Sale listing was removed from realtor websites with no indication property has been sold. No new documents have been recorded in the county property records.
- **March 6, 2025** – Notice of April hearing sent to owner.
- **March 10, 2025** – Notice of April hearing 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 2018 Victoria St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:4/2/2025

TO:

FROM:

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

GENERAL INFORMATION

Owner: 4321 Mt Vernon LLC C/O Gilbert Martinez
Sq Ft: 1,310
Structural: OK
Foundation: OK
Value: \$64,840
Total Value: \$69,408
Delinquent Tax: \$0.00

SPECIAL CONSIDERATIONS

July 9, 2024 – Case opened for vacant, unsecured, dilapidated structure. Notice of violation was sent to property owner. Owner did not respond.

July 19, 2024 – Property is still not being maintained and is still unsecured. Sent second notice of violation by certified mail to property owner. Never received a response.

August 9, 2024 – Executed code inspection warrant to inspect full exterior and interior of property.

August 11, 2024 – Property was mowed by city.

August 13, 2024 – Affidavit of condemnation recorded at county clerk.

August 14, 2024 – Notice of condemnation sent to property owner. USPS website shows it to be delivered. Owner hasn't contacted the city.

December 4, 2024 – Board ordered 30/60.

March 6, 2025 – Notice of April hearing sent to owner.

March 10, 2025 – Notice of April hearing posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 2, 2025.

ATTACHMENTS:

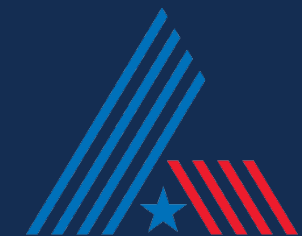
- 1. 20250402_24-003795_2518 N. 18th St 20250402_24-003795_2518 N. 18th St.pptx

Case #24-003795
2518 N. 18th St.



CHECKLIST FOR RECORDS SEARCH

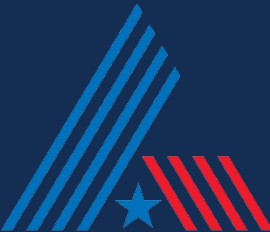
- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Sheriff’s Deed naming **4321 Mt. Vernon, LLC** as owner
- **TAYLOR COUNTY** – Shows **4321 Mt. Vernon, LLC** to be the owner.
- **SECRETARY OF STATE** – Shows the LLC listed on deed is not listed in SoS
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Jan 19, 2019
- Search reveals **4321 Mt. Vernon, LLC** to be the owner.



Public Notice

Network: Mar 10, 2025 at 11:33:26 AM CDT

Local: Mar 10, 2025 at 11:33:26 AM CDT



Front South Side

March 14, 2025 at 10:42 AM



Rear North Side



March 14, 2025 at 10:43 AM



East Side



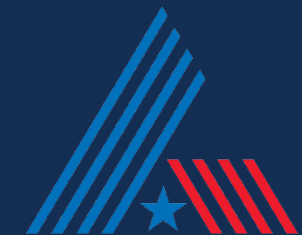
West Side



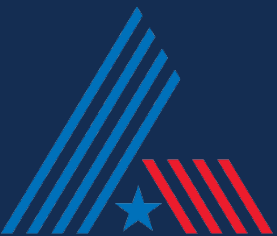
Substandard Code Violations

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

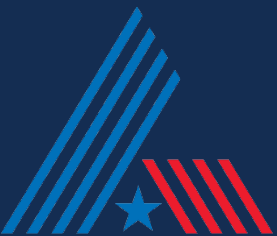
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec. 8-554 (5)
- Hazardous Mechanical, Chapter 8, Sec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



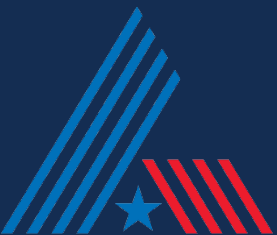
Exterior Dilapidation



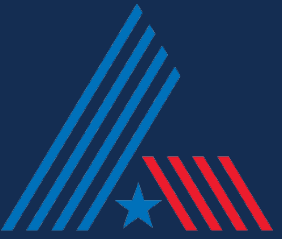
Interior Conditions



Interior Dilapidation



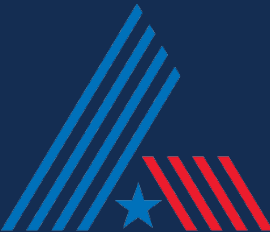
Hazardous Electrical



Hazardous Electrical



Hazardous Mechanical



Timeline of Events

- **July 9, 2024** – Case opened for vacant, unsecured, dilapidated structure. Notice of violation was sent to property owner. Owner did not respond.
- **July 19, 2024** – Property is still not being maintained and is still unsecured. Sent second notice of violation by certified mail to property owner. Never received a response.
- **August 9, 2024** – Executed code inspection warrant to inspect full exterior and interior of property.
- **August 11, 2024** – Property was mowed by city.
- **August 13, 2024** – Affidavit of condemnation recorded at county clerk.
- **August 14, 2024** – Notice of condemnation sent to property owner. USPS website shows it to be delivered on August 19th. Owner hasn't contacted the city.
- **December 4, 2024** – Board ordered 30/60.
- **March 6, 2025** – Notice of April hearing sent to owner.
- **March 10, 2025** – Notice of April hearing 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
2518 N. 18th St.
presentation**





**Board of Building Standards
Agenda Memo**

Meeting Date:4/2/2025

TO:

FROM:

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

GENERAL INFORMATION

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

SPECIAL CONSIDERATIONS

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

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

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

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

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

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

January 8, 2025 – **Board ordered 30/60**. No one in attendance from owner’s family to speak for the property.

January 13, 2025 – City re-secured structure and boarded over the accessible/open fire-damaged area.

March 6, 2025 – Notice of April hearing sent to owner.

March 10, 2025 – Notice of April hearing posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 2, 2025.

ATTACHMENTS:

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

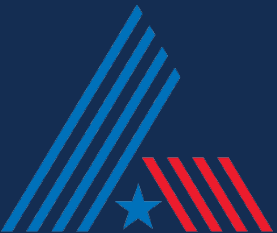
Case #24-004411

2041 S. 20th St.



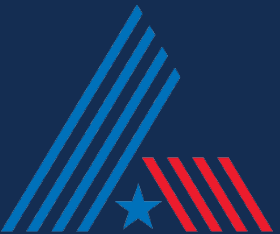
CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed of Trust naming **Hettie Mae Crofton** as owner
- **TAYLOR COUNTY** – Shows **Hettie May Crofton** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Dec 22, 2007
- Search reveals **Hettie May Crofton** to be the owner.



Public Notice

Network: Mar 10, 2025 at 11:50:04 AM CDT
Local: Mar 10, 2025 at 11:50:04 AM CDT



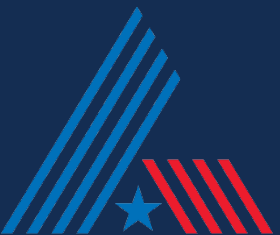
Front North Side



Rear South Side



East Side



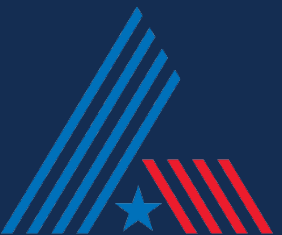
East Side



West Side



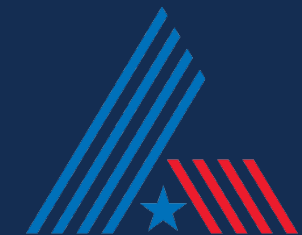
December 13, 2024 at 2:02 PM



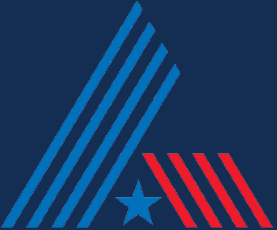
Substandard Code Violations

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

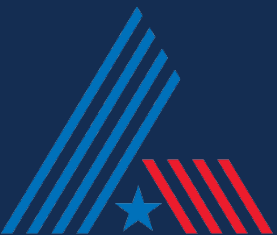
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection,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



Exterior Dilapidation/Faulty Weather Protection



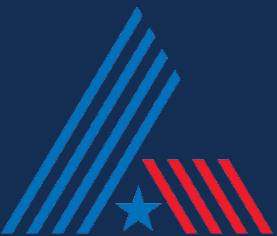
Exterior Dilapidation/Faulty Weather Protection



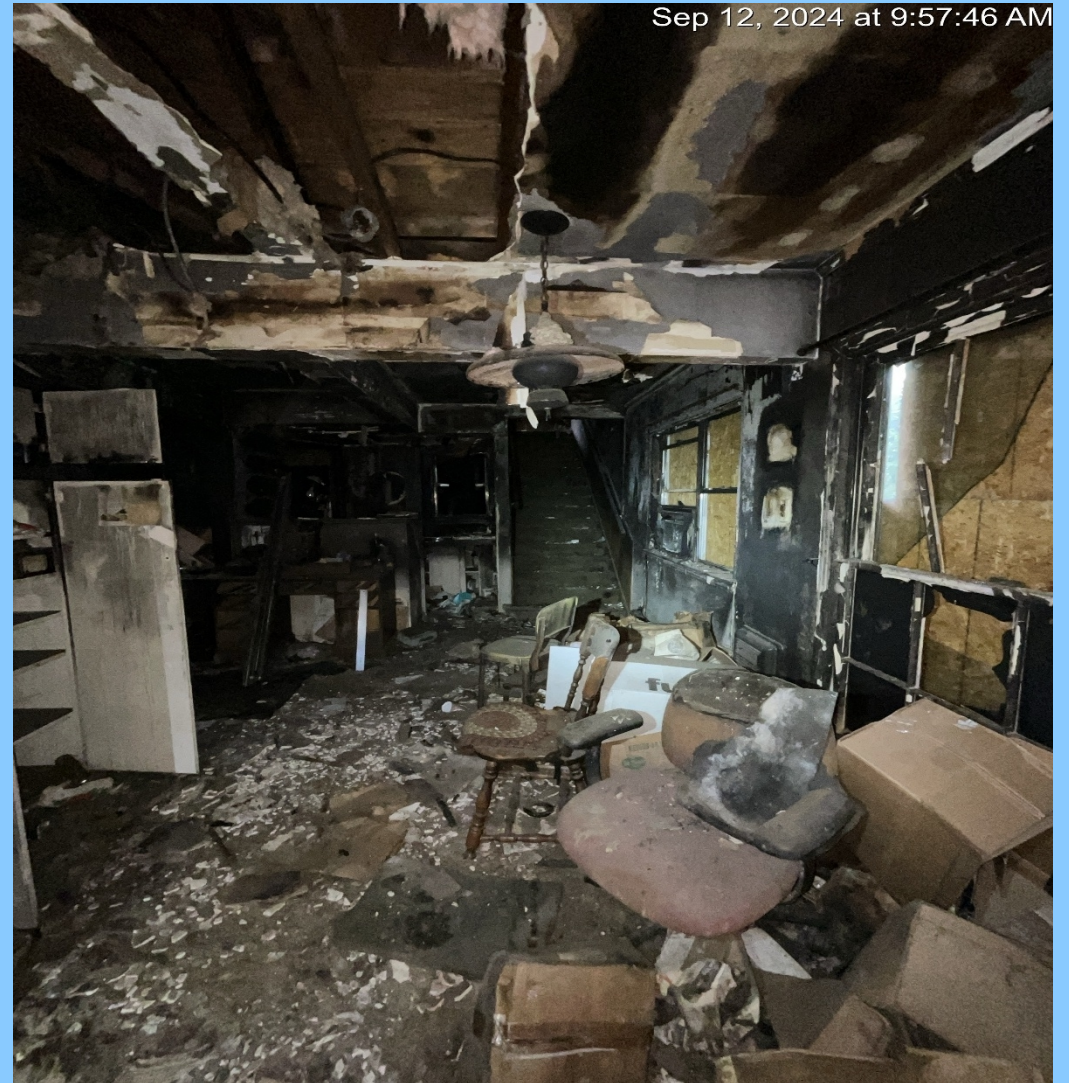
Inadequate Sanitation / Structural Hazard



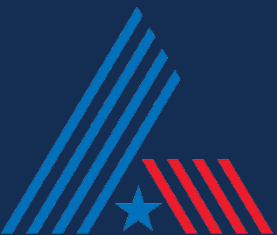
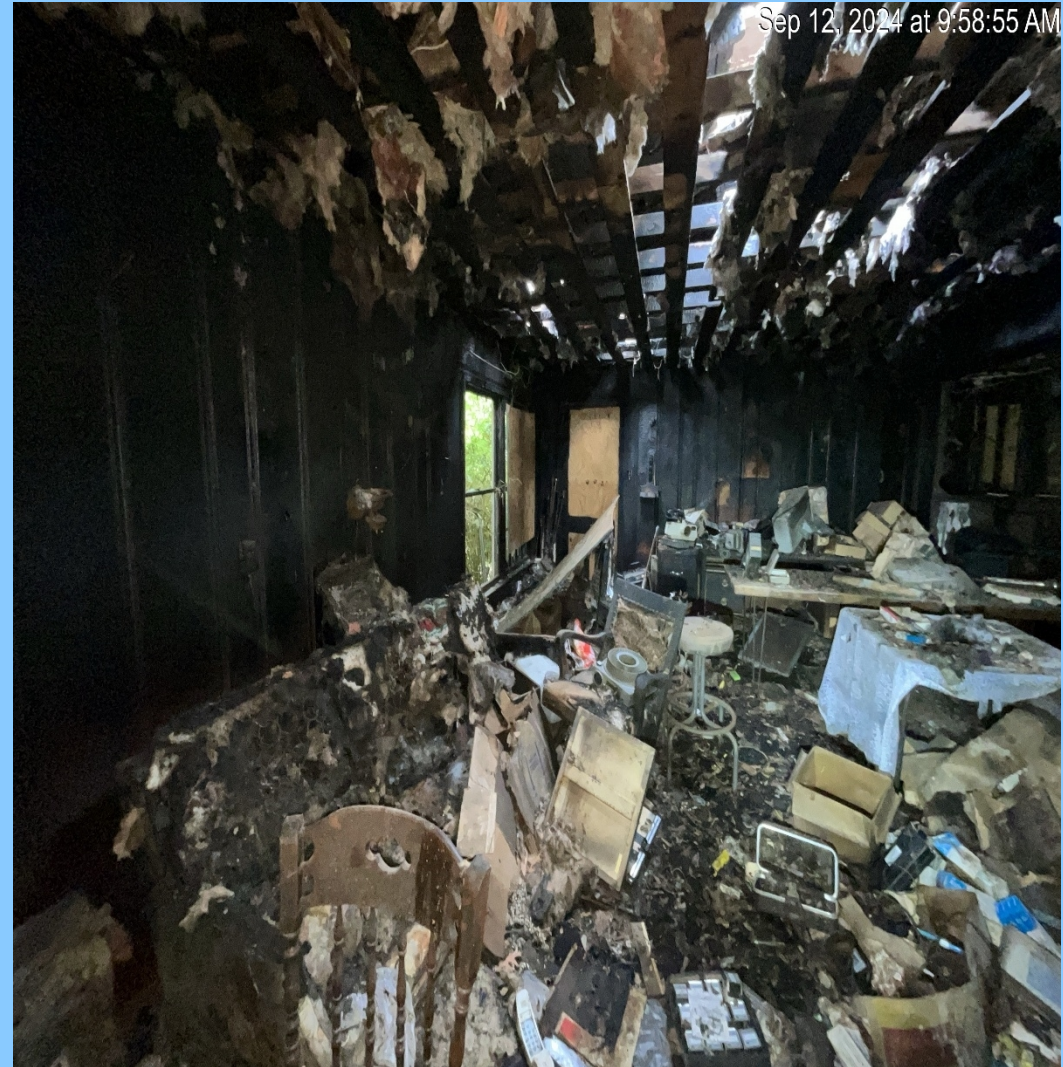
Interior Conditions



Interior Conditions



Interior Conditions



Nuisance

Unmaintained backyard with hazardous cut bamboo chutes throughout



Timeline of Events

- **August 30, 2024** – Inspected property at request of Code Officer that was working on clean up and mowing of the property. They had found that there was a large structure fire here and the home looks to be uninhabitable. Fire report shows the fire occurred on July 3, 2021 due to an electrical malfunction. Damages are estimated at \$25K. According to the fire report, the residence was insured. It was never repaired. Water has been off since December 2007. Owner is deceased.
- **September 12, 2024** – Executed a code inspection warrant to inspect the full exterior and interior of property and found extensive fire damage.
- **September 12, 2024** – Cleanup/mowing abatement by the city. Due to difficulty of mowing, project took 7 days to finish.
- **September 16, 2024** – Affidavit of condemnation was recorded at county clerk.
- **September 18, 2024** – Notice of condemnation was sent to the property owner.
- **December 11, 2024** – Notice of hearing sent to property owner and posted on structure.
- **January 8, 2025** – **Board ordered 30/60.** No one in attendance from owner's family to speak for the property.
- **January 13, 2025** – City re-secured structure and boarded over the accessible/open fire-damaged area.
- **March 6, 2025** – Notice of April hearing sent to owner.
- **March 10, 2025** – Notice of April hearing posted on structure.



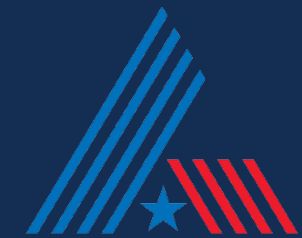
Staff Recommendation:

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 2041 S. 20th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:4/2/2025

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #25-000375: 1749 N. 12th St. (REED SUB OF CANNON, LOT E66 LT 5, TAYLOR COUNTY, TEXAS), Rogers, Bennie Bob Houston Et al C/O Stewart, Claudia & Alford

GENERAL INFORMATION

Owner: Rogers, Bennie Bob Houston Et al
Sq Ft: 1,333
Structural: Poor
Foundation: OK
Value: \$72,096
Total Value: \$78,967
Delinquent Tax: \$1,944.82

SPECIAL CONSIDERATIONS

November 1, 2021 – Case was opened for an unmaintained/unsecured, vacant, dilapidated structure after received a call report from Abilene Police Department advising of unauthorized occupants and unsanitary conditions inside. Owner’s handyman secured property and made some minor repairs to the exterior.

January 13, 2025 – Received an email from Abilene Fire Department informing they responded to a structure fire at this address as well as another structure fire here one year ago, both caused by vagrants staying inside. They let us know there are homeless living on the property and they have constructed a makeshift heater by cutting up a drum and adding a pipe to it. They also let us know if unsanitary conditions inside the home.

January 13, 2025 – Inspected property and confirmed two vagrants and a dog were staying at the property and confirmed the presents of a makeshift heater.

January 23, 2025 – Received permission to enter structure from property owner. Owner signed

a criminal trespass order giving APD authorization to arrest anyone found on property. Owner was also willing to do a consent for city demo of the property, however, due to their being other heirs to the property, we need to notify all heirs and bring the case before the board to consider a demo order.

January 23, 2025 - Vagrants were warned of criminal trespass by law enforcement and given until the next day to vacate.

January 27, 2025 – City contractor secured property. Vagrants were not present and they had removed all parts of the makeshift heater.

February 4, 2025 – Affidavit of condemnation recorded at county clerk.

February 12, 2025 – Condemnation notices sent to all parties with interest in property.

February 21, 2025 – Inspected property. Found front door lock had been damaged. Likely still people going inside. Front fence of the property had also been damaged.

March 6, 2025 – Notice of April hearing sent to owner.

March 10, 2025 – Notice of April hearing posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

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

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

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 2, 2025.

ATTACHMENTS:

1. 20250402_25-000375_1749 N. 12th St 20250402_25-000375_1749 N. 12th St.pptx

Case #25-000375

1749 N. 12th St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Warranty Deed naming **Lillian B. Houston** as owner
- **TAYLOR COUNTY** – Shows **Rogers Bennie Bob Houston Et al** to be the owners.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since August 7, 2021
- Search reveals **Rogers Bennie Bob Houston Et al** to be the owners.



Public Notice



Front North Side



Rear South Side



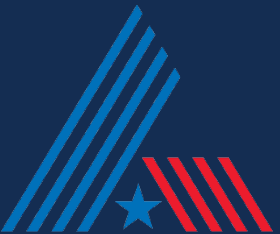
East Side



West Side



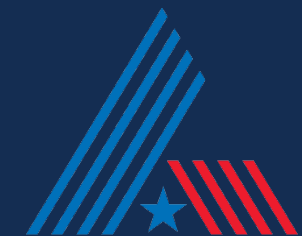
January 27, 2025 at 9:40 AM



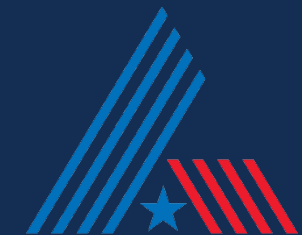
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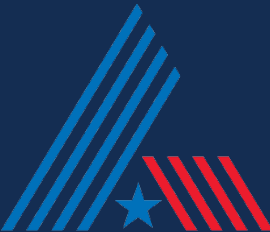
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- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
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- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
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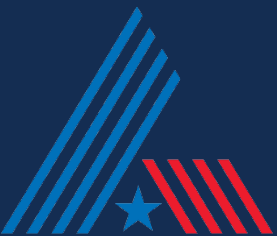
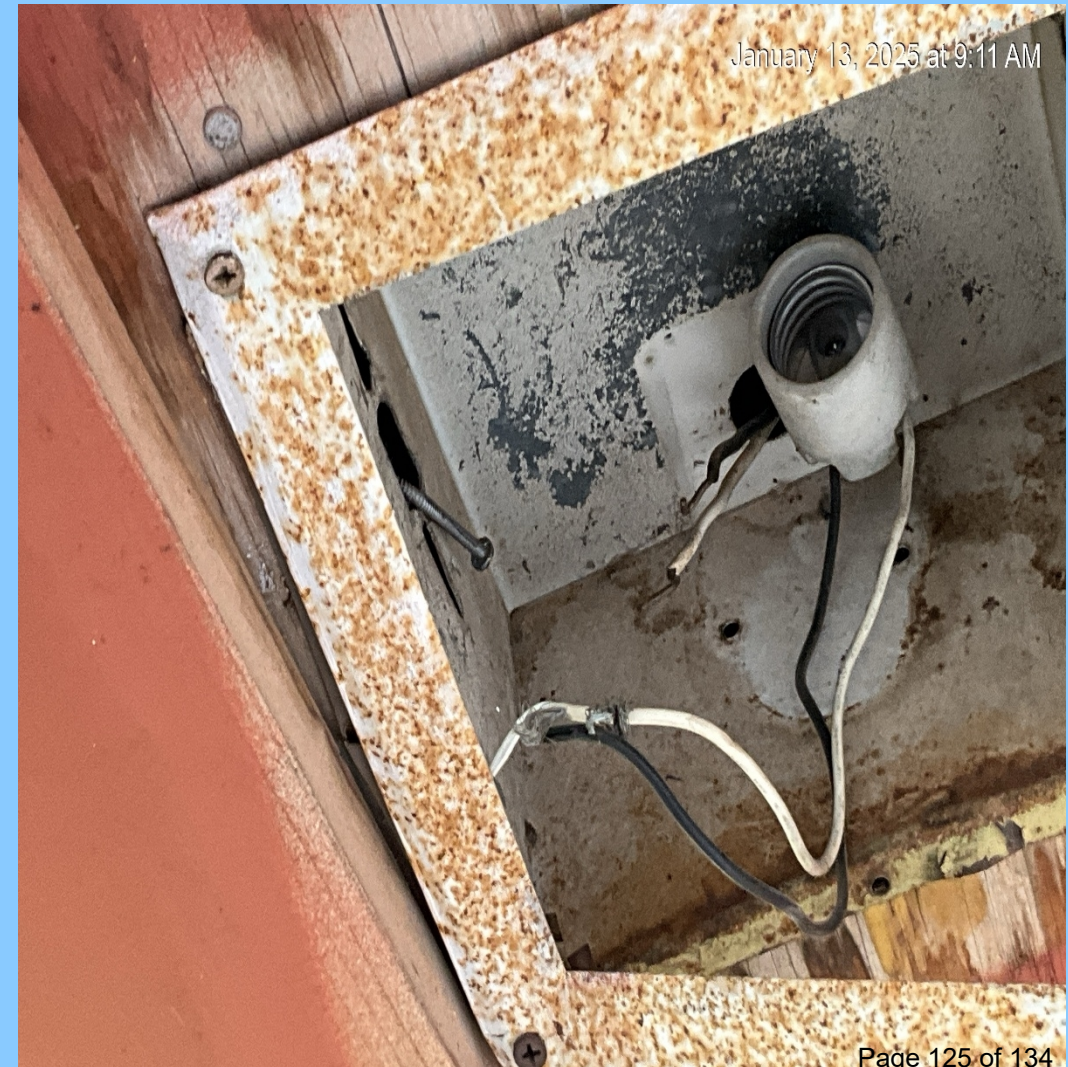
Fire Hazard/Vandalism



Exterior Dilapidation/Vagrant Activity



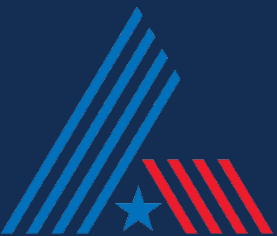
Hazardous Electrical



Inadequate Sanitation/Dilapidation



Inadequate Sanitation



Dilapidation/Inadequate Sanitation



Mechanical Hazards



Timeline of Events

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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 1749 N. 12th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:4/2/2025

TO:

FROM:

SUBJECT: 551.071 (Consultation with Attorney)

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

