



## 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 June 4, 2025 at 8:30am 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 approval of April 2, 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 #22-003439: 1325 Pecan St. (LT 4, BLK B, OF JOHN J. TOOMBS SUBDIVISION OF BLKS A, B, & C OF RINEY & HAYS SUBDIVISION OF LT 2, BLK 208, TAYLOR COUNTY, TEXAS), Owner: Lopez, Roel
- B. 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
- C. Case for REhabilitation, Demolition, or Civil Penalites - Case #24-004334: 2426 S. 2nd St (CHRISTIAN COLLEGE 2ND ADDN, BLOCK 6, LOT 4, TAYLOR COUNTY, TEXAS), Owner: 263 Holdings, LLC

- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-004628 & 24-005247: 3317 S. 1st St. (SCOTT HIGHWAY PLACE, BLOCK 19, LOT 5 & 6, TAYLOR COUNTY, TEXAS), Owner: RD Unity Properties, LLC
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-004844: 5108 Taos Dr. (ALAMEDA ADDN SEC 6, BLOCK 5, LOT 16, TAYLOR COUNTY, TEXAS), Owner: Sprecher, Gloria Et al
- F. 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, and Daniel

**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 30th day of May, 2025, at 4:20 p.m.*

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*Kaitlin Richardson, Deputy City  
Secretary, TRMC*



**Board of Building Standards  
Agenda Memo**

**Meeting Date:6/4/2025**

**TO:**

**FROM:**

**SUBJECT: Public hearing and approval of April 2, 2025 Board of Building Standards meeting minutes.**

**GENERAL INFORMATION**

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

**BOARD OR COMMISSION RECOMMENDATION**

**ATTACHMENTS:**

1. Apr 2 2025 BOBS Minutes                      Apr 2 2025 BOBS Minutes.docx



**BOARD OF BUILDING STANDARDS  
MEETING MINUTES  
April 2, 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  
Mr. Robert Marsh, Property Maintenance Inspector  
Mr. Ricky Wright Jr., Property Maintenance Inspector  
Ms. Christi Jones, Administrative Assistant

**Others Present:** Ms. Dorothy Harris (2018 Victoria St)  
Ms. Christal Harris (2018 Victoria St)  
Sonja Gonzales (2018 Victoria St)  
Mr. Anthony Williams (1749 N. 12<sup>th</sup> St)

**CALL TO ORDER**

Mr. Beard called the meeting to order at 8:30 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, March 5, 2025, were provided in advance to Board Members for review.

**Mr. Allred made a motion to approve the minutes as written.  
The motion was seconded by Mr. Dugger, motion passed.**

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

NAYS: None

ABSTAIN: None

## AGENDA ITEMS & PUBLIC HEARINGS

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**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

Mr. Wright presented the case:

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

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

Staff recommendations are as follows:

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

**Public Hearing:** Mr. Beard opened the public hearing. Being no speakers, Mr. Beard closed the public hearing and opened the floor for discussion or motion.

**Mr. McNeil made a motion that owner is ordered 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. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

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**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. There being no speakers, Mr. Beard closed the public hearing and opened the floor for discussion or a motion.

**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. Turner, motion passed.**

AYES: 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. Turner, motion passed.**

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

Beard

NAYS: None

ABSTAIN: None

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**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

Mr. Wright presented the case:

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

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

- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

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

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

**Public Hearing:** Mr. Beard opened the public hearing. Ms. Gonzales, real estate agent representing Ms. Dorothy Harris spoke and informed the board that she replaced the prior real estate agent representing Dorothy Harris and has a buyer lined up to take over the property and start repairs. Ms. Harris and her daughter Christal spoke to the board and requested they have time to be able to sell the house. Being no other speakers, Mr. Beard closed the public hearing and opened the floor for discussion or a motion.

**Mr. McBrayer made a motion that owner is ordered 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. Allred, Mr. McBrayer, Mr. McNeill, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

ABSTAIN: None

**Case for Rehabilitation, Demolition, or Civil Penalties - Case# 24-003795:** 2518 N. 18<sup>th</sup> St. (CRESCENT HEIGHTS, BLOCK Q, LOT 4, TAYLOR COUNTY, TEXAS), Owner: 4321 Mt Vernon LLC, C/O Gilbert 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 Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)

Staff recommendations are as follows:

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

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

**Public Hearing:** Mr. Beard opened the public hearing. There being no speakers, Mr. Beard closed the public hearing and opened the floor for discussion or a motion.

**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. McNeil, motion passed.**

AYES: Mr. Allred, Mr. McBrayer, Mr. McNeil, 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. McNeil, motion passed.**

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

NAYS: None

ABSTAIN: None

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

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 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. Being no speakers, Mr. Beard closed the public hearing and opened the floor for discussion or motion.

**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. McNeil, 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

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

Mr. Wright presented the case:

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

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

Staff recommendations are as follows:

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

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

**Public Hearing:** Mr. Beard opened the public hearing. Mr. Anthony Willams Addressed the Board and stated he is in contact with Ms. Bennie Houston and is working with his attorney on acquiring the property and would like a chance to be able to transfer the title to him from all of the heirs and then fully renovate the property. There being no other speakers, Mr. Beard closed the public hearing and opened the floor for discussion or a motion.

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

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

NAYS: None

ABSTAIN: None

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### ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:22 a.m.

**X**

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Approved, Chairman



**Board of Building Standards  
Agenda Memo**

**Meeting Date:6/4/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-003439: 1325 Pecan St. (LT 4, BLK B, OF JOHN J. TOOMBS SUBDIVISION OF BLKS A, B, & C OF RINEY & HAYS SUBDIVISION OF LT 2, BLK 208, TAYLOR COUNTY, TEXAS), Owner: Lopez, Roel**

**GENERAL INFORMATION**

**Owner:** Lopez, Roel  
**Sq Ft:** 1,184  
**Structural:** Fair  
**Foundation:** OK  
**Value:** \$16,230  
**Total Value:** \$23,355  
**Delinquent Tax:** \$0.00

**SPECIAL CONSIDERATIONS**

**November 26, 2022** - Structure fire. Damages estimated at \$10K.  
**December 8, 2022** - Condemnation affidavit recorded at county clerk. Owners secured property. Condemnation notices sent to property owners.  
**May 15, 2024** - Resent condemnation notices to property owners.  
**June 7, 2024** - Property showing signs of neglect. Grass has become a fire hazard and the front yard is full of junk. Notice of violation was sent to owners to address grass and junk that is behind a locked fence. Several criminal complaints were issued when no action was taken.  
**August 21, 2024** - Served a code inspection warrant to get a better look at the full exterior and interior of property.  
**September 25, 2024** - Property sold.  
**October 3, 2024** - Board ordered 30/60. New owner was in attendance. We had several contacts

with the owner after the hearing in which we approved some additional time to clear out the house of junk and fire debris so that contractors could come in and provide estimates.

**April 17, 2025** - Met with owner to check on progress. He informed us that he will not be able to do the renovations and is selling the property and already has a buyer.

**April 21, 2025** - Checked with the buyer and confirmed there is a sale agreement in place.

**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 June 4, 2025.

**ATTACHMENTS:**

- 1. 20250604\_Slides Intro 20250604\_Slides Intro.pptx
- 2. 20250604\_22-003439\_1325 Pecan St 20250604\_22-003439\_1325 Pecan St.pptx

**BOARD  
OF  
BUILDING  
STANDARDS**

**June 4, 2025**



# PUBLIC NOTICE – June 4, 2025 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, June 4, 2025 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 1325 Pecan St. Abilene, TX 79602, 742 Chestnut St. Abilene, TX 79602, 2426 S. 2<sup>nd</sup> St. Abilene, TX 79605, 3317 S. 1<sup>st</sup> St. Abilene, TX 79605, 5108 Taos Dr. Abilene, TX 79605, 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 #22-003439**

**1325 Pecan 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 **Roel Lopez** to be the owner
- **TAYLOR COUNTY** – Shows **Roel Lopez** 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, 2023
- Search reveals **Roel Lopez** to be the owner.



# Public Notice

May 9, 2025 at 10:17:21 AM



# Front West Side



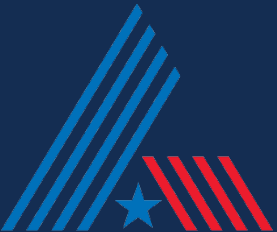
# Rear East Side



# North Side



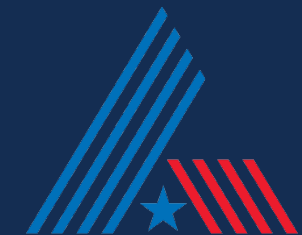
# South Side



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



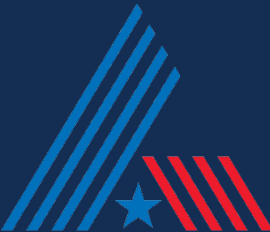
# Exterior Dilapidation/Faulty Weather Protection



# Exterior Dilapidation/Faulty Weather Protection



# Current Interior Conditions



# Current Interior Conditions



# Current Interior Conditions



# Current Interior Conditions



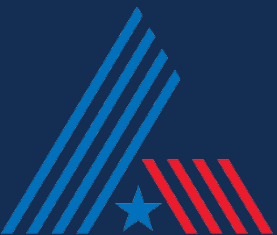
# Timeline of Events

- **November 26, 2022** - Structure fire. Damages estimated at \$10K.
- **December 8, 2022** - Condemnation affidavit recorded at county clerk. Owners secured property. Condemnation notices sent to property owners.
- **May 15, 2024** - Resent condemnation notices to property owners.
- **June 7, 2024** - Property showing signs of neglect. Grass has become a fire hazard and the front yard is full of junk. Notice of violation was sent to owners to address grass and junk that is behind a locked fence. Several criminal complaints were issued when no action was taken.
- **August 21, 2024** - Served a code inspection warrant to get a better look at the full exterior and interior of property.
- **September 25, 2024** - Property sold.
- **October 3, 2024 - Board ordered 30/60.** New owner was in attendance. We had several contacts with the owner after the hearing in which we approved some additional time to clear out the house of junk and fire debris so that contractors could come in and provide estimates.
- **April 17, 2025** - Met with owner to check on progress. He informed us that he will not be able to do the renovations and is selling the property and already has a buyer.
- **April 21, 2025** - Checked with the buyer and confirmed there is a sale agreement in place.



# 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



# Questions?



# End of 1325 Pecan St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:6/4/2025**

**TO:**

**FROM:**

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

**GENERAL INFORMATION**

**Owner:** Martinez, Deborah Ann C/O Gabriel Martinez  
**Sq Ft:** 1,406  
**Structural:** Poor  
**Foundation:** Poor  
**Value:** \$45,019  
**Total Value:** \$49,019  
**Delinquent Tax:** \$3,825.20

**SPECIAL CONSIDERATIONS**

**May 15, 2023** - Dilapidated structure case was opened.

**May 16, 2023** - Discovered large falling tree in backyard that needed emergency abatement to prevent it falling on occupied house next door.

**May 23, 2023** - First contact with person associated with property. Granddaughter of owner came into city hall to let us know her father was trying to get property put into his name. We let her know we had to address the falling tree. She requested a dumpster from the city and started cleaning the property.

**April 1, 2024** - We were informed the son of owner was unable to transfer property into his name.

**April 2, 2024** - Tax suit filed by Taylor County Appraisal District

**August 27, 2024** - Served an administrative search warrant to inspect the full exterior and interior of the property. During warrant execution several heirs to the property came by and we

discussed condemnation process with them.

**August 29, 2024** - Affidavit of condemnation recorded at the county clerk.

**September 5, 2024** - Spoke to property heir by phone. She provided a list of heirs. She said she was interested in repairing the property.

**September 9, 2024** - Notice of condemnation sent to address of record of the property owner.

**September 12, 2024** - Spoke to grandson of owner. He said he is working on paying off taxes, transferring deed, and then wants to repair house.

**September 13, 2024** - Notice of condemnation sent to grandson now listed in the county appraisal district as care of for this property.

**January 23, 2025** - Received voicemail from granddaughter of owner stating her father does not wish to repair or sell property.

**February 5, 2025** - Board ordered 30/60.

**May 9, 2025** - Notice of June hearing posted on structure and sent to property owners.

### **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 June 4, 2025.

### **ATTACHMENTS:**

1. 20250604\_24-004056\_742 Chestnut St 20250604\_24-004056\_742 Chestnut St.pptx

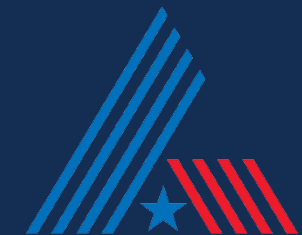
**Case #24-004056**

**742 Chestnut St.**



# CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows Affidavit of Heirship listing several children of the decedents
- **TAYLOR COUNTY** – Shows **Deborah Ann Martinez Et al with C/O Gabriel Martinez** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since Sep 18, 2020
- Search reveals **Deborah Martinez Et al** to be the owners.



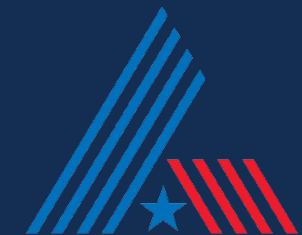
# Public Notice



# Front East Side



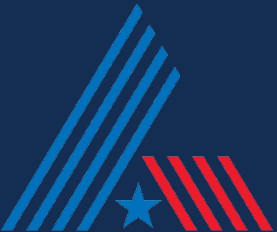
# Rear West Side



# North Side

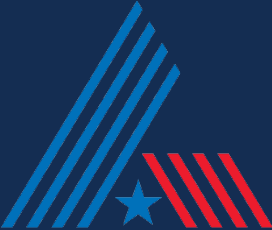


# South Side



# South Side

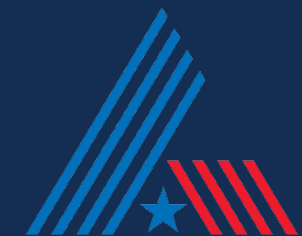
Aug 27, 2024 at 9:40:39 AM



# 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



# Exterior Dilapidation/Faulty Weather Protection



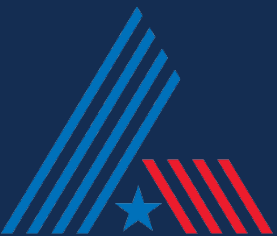
# Exterior Dilapidation/Faulty Weather Protection



# Dilapidation & Electrical Hazard



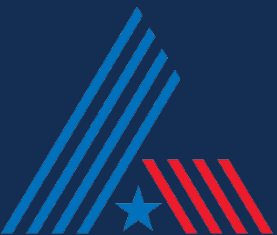
# Interior Dilapidation



# Interior Dilapidation/Electrical Hazards



# Incomplete Mechanical/Electrical Hazard



# Inadequate Sanitation

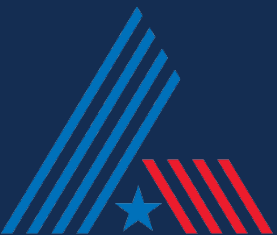


# Unfinished Secondary Dwelling Unit



# Timeline of Events

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



# Timeline of Events

- **September 9, 2024** – Notice of condemnation sent to address of record for property owner.
- **September 12, 2024** – Spoke to grandson of property owner. He said he is working on paying off taxes, getting on deed, and will then repair the house.
- **September 13, 2024** – Notice of condemnation sent to grandson listed as care of for the heirs in Taylor CAD.
- **January 23, 2025** – Received a voicemail from granddaughter of property owner. She let us know that her elderly father will not repair or sell the property.
- **February 5, 2025** – Board order 30/60.
- **May 9, 2025** – Notice of June hearing posted on structure and sent to appropriate parties.



# 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.



# Questions?



# End of 742 Chestnut St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:6/4/2025**

**TO:**

**FROM:**

**SUBJECT: Case for REhabilitation, Demolition, or Civil Penalites - Case #24-004334: 2426 S. 2nd St (CHRISTIAN COLLEGE 2ND ADDN, BLOCK 6, LOT 4, TAYLOR COUNTY, TEXAS), Owner: 263 Holdings, LLC**

**GENERAL INFORMATION**

**Owner:** 263 Holdings, LLC  
**Sq Ft:** 1,616  
**Structural:** Poor  
**Foundation:** OK  
**Value:** \$15,759  
**Total Value:** \$21,009  
**Delinquent Tax:** \$3,058.96

**SPECIAL CONSIDERATIONS**

**December 27, 2023** - Structure fire resulting in \$15K in damage.  
**September 5, 2024** - Vacant, burned structure discovered by city. Structure has been boarded up by owner.  
**September 9, 2024** - Inspected property. We were able to see extensive fire damage inside.  
**September 16, 2024** - Affidavit of condemnation was recorded at county clerk. Condemnation notices were sent to the property owner.  
**February 10, 2025** - Tax suit filed by Taylor County Appraisal District for delinquent taxes.  
**May 15, 2025** - Started receiving complaints of vagrant activity in and around the house. Executed a code inspection warrant. Fount the house and detached garage to be unsecured. Found evidence of vagrant activity and extremely unlivable/unsanitary conditions in the house and detached garage.  
**May 9, 2025** - Notice of June hearing posted on structure and sent to property owner.

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

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

**BOARD OR COMMISSION RECOMMENDATION**

The Board will hear this case on June 4, 2025.

**ATTACHMENTS:**

- 1. 20250604\_24-004334\_2426 S 2nd St 20250604\_24-004334\_2426 S 2nd St.pptx

**Case #24-004334**

**2426 S. 2<sup>nd</sup> 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 with Vendor’s Lien naming **263 Holdings, LLC** as owner
- **TAYLOR COUNTY** – Shows **263 Holdings, LLC** 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 Feb 12, 2024
- Search reveals **263 Holdings, LLC** to be the owner.



# Public Notice

May 9, 2025 at 9:57:58 AM



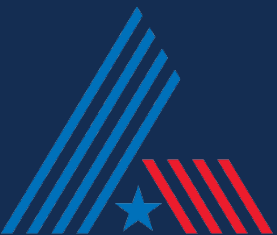
# Front South Side



May 15, 2025 at 9:54 AM

2426

**NOTICE**  
This building is under the  
management of the City of  
Houston. All work must be  
approved by the City of  
Houston.



# Rear North Side



# East Side



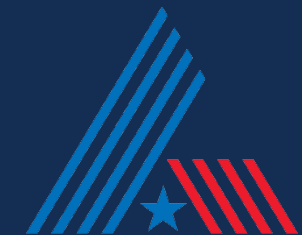
# West Side



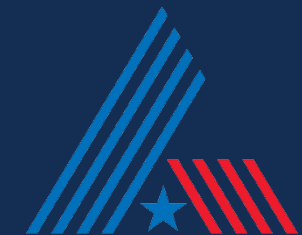
# Substandard Code Violations

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

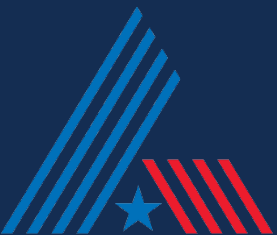
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



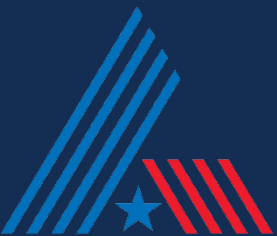
# Current Interior Conditions



# Current Interior Conditions



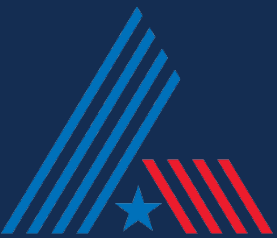
# Hazardous Electrical



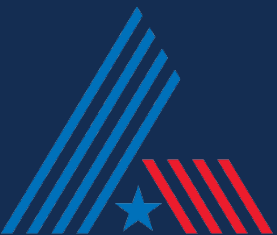
# Current Interior Conditions



# Current Interior Conditions



# Detached Garage Exterior & Interior



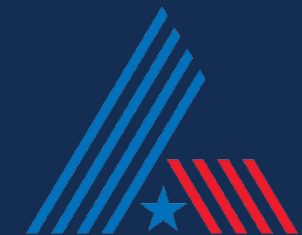
# Timeline of Events

- **December 27, 2023** - Structure fire resulting in \$15K in damage.
- **September 5, 2024** - Vacant, burned structure discovered by city. Structure had been boarded up by owner.
- **September 9, 2024** - Inspected property. We were able to see extensive fire damage inside.
- **September 16, 2024** - Affidavit of condemnation was recorded at county clerk. Condemnation notices were sent to the property owner.
- **February 10, 2025** - Tax suit filed by Taylor County Appraisal District for delinquent taxes.
- **May 15, 2025** - Started receiving complaints of vagrant activity in and around the house. Executed a code inspection warrant. Found the house and detached garage to be unsecured. Found evidence of vagrant activity and extremely unlivable/unsanitary conditions in the house and detached garage.
- **May 9, 2025** - Notice of June hearing posted on structure and sent to property owner.



# Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS



# Questions?



**End of  
2426 S. 2nd St.  
presentation**





**Board of Building Standards  
Agenda Memo**

**Meeting Date:6/4/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-004628 & 24-005247: 3317 S. 1st St. (SCOTT HIGHWAY PLACE, BLOCK 19, LOT 5 & 6, TAYLOR COUNTY, TEXAS), Owner: RD Unity Properties, LLC**

**GENERAL INFORMATION**

**Owner:** RD Unity Properties, LLC  
**Sq Ft:** 10,800  
**Structural:** Poor  
**Foundation:** OK  
**Value:** \$31,935  
**Total Value:** \$75,685  
**Delinquent Tax:** \$0.00

**SPECIAL CONSIDERATIONS**

**September 18, 2024** - Executed code inspection warrant. Building contained a business with no certificate of occupancy. Tenant expressed concern for lack of maintenance of building and which is causing her to have to move her business. Structure has a homeless encampment in the rear.

**September 19, 2024** - Condemned all units of the building except for the one occupied by the business.

**September 20, 2024** - Condemnation notices sent to owner. Spoke to owner, he expressed interest in demolishing the building.

**October 1, 2024** - Property transferred to RD Unity Properties.

**October 14, 2024** - Business moved out of structure. Last unit was condemned. Condemnation notice sent to owner for this unit.

**October 23, 2024** - Owners came into city hall to discuss condemnation.

**November 12, 2024** - Contacted by PD to inform us the building had been broken into.  
**November 15, 2024** - Owner let us know he still plans to demolish building, and would have a decision on which contractor to use in two weeks.  
**November 19, 2024** - Property was secured by the city.  
**February 14, 2025** - Building unsecured again. Owner stated he plans to demolish in June. There is still a homeless person taking residence in and in the rear of the property.  
**May 9, 2025** - Notice of June hearing posted on structure and sent to property owner.

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

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

**BOARD OR COMMISSION RECOMMENDATION**

The Board will hear this case on June 4, 2025.

**ATTACHMENTS:**

- 1. 20250604\_24-004628\_3317 S 1st St      20250604\_24-004628\_3317 S 1st St.pptx

**Case #24-004628 &  
Case #24-005247  
3317 S. 1st 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 **RD Unity Properties, LLC** as owner
- **TAYLOR COUNTY** – Shows **RD Unity Properties, LLC** 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 31, 2024
- Search reveals **RD Unity Properties, LLC** to be the owner.



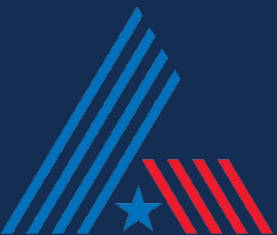
# Public Notice

May 9, 2025 at 9:44:38 AM



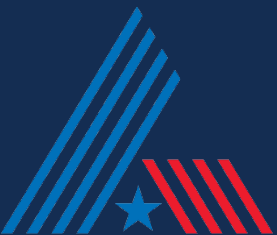
# Front North Side

February 26, 2025 at 8:56 AM



# Rear South Side

February 26, 2025 at 8:57 AM



# East Side

February 26, 2025 at 8:57 AM



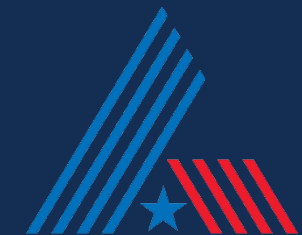
# West Side



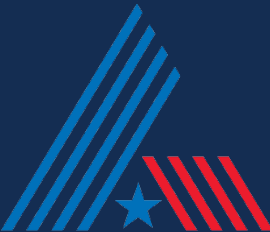
# Substandard Code Violations

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

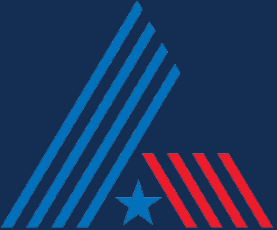
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



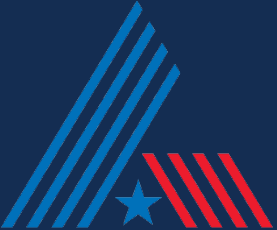
# Exterior Dilapidation



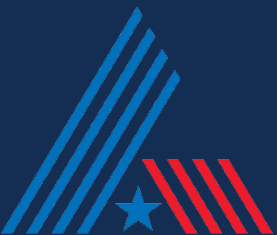
# Exterior Dilapidation



# Structural Hazard/Faulty Weather Protection



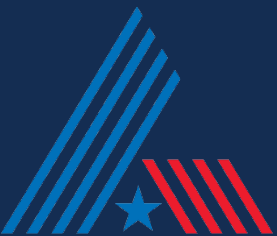
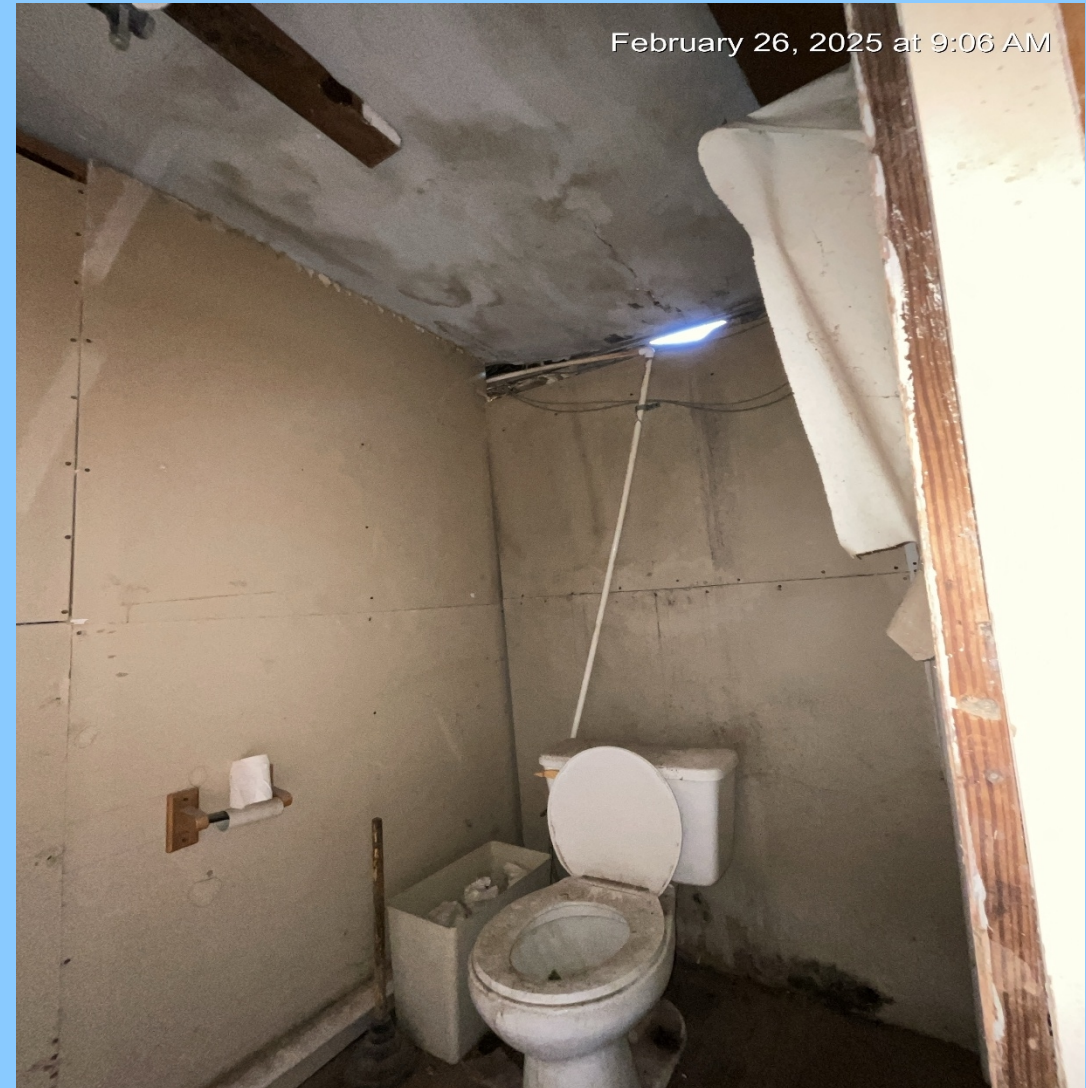
# Exterior Dilapidation



# Electrical Issues/Vagrant Activity



# Interior Conditions



# Interior Conditions

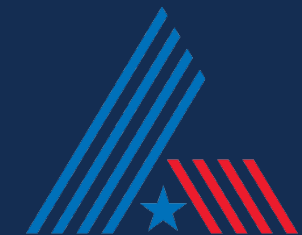


# Interior Conditions



# Timeline of Events

- **September 19, 2024** - Executed code inspection warrant. Building contained a business with no certificate of occupancy. Tenant expressed concern for lack of maintenance of building and which is causing her to have to move her business. Structure has a homeless encampment in the rear.
- **September 19, 2024** - Condemned all units of the building except for the one occupied by the business.
- **September 20, 2024** - Condemnation notices sent to owner. Spoke to owner, he expressed interest in demolishing the building.
- **October 1, 2024** - Property transferred to RD Unity Properties.
- **October 14, 2024** - Business moved out of structure. Last unit was condemned. Condemnation notice sent to owner for this unit.
- **October 23, 2024** - Owners came into city hall to discuss condemnation.
- **November 12, 2024** - Contacted by PD to inform us the building had been broken into.
- **November 15, 2024** - Owner let us know he still plans to demolish building, and would have a decision on which contractor to use in two weeks.
- **November 19, 2024** - Property was secured by the city.
- **February 14, 2025** - Building unsecured again. Owner stated he plans to demolish in June. There is still a homeless person taking residence in and in the rear of the property.
- **May 9, 2025** - Notice of June hearing posted on structure and sent to property owner.
- **May 22, 2025** – Informed by asbestos technician that an asbestos survey is in work.



# 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



# Questions?



**End of  
3317 S. 1st St.  
presentation**





**Board of Building Standards  
Agenda Memo**

**Meeting Date:6/4/2025**

**TO:**

**FROM:**

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case #24-004844: 5108 Taos Dr. (ALAMEDA ADDN SEC 6, BLOCK 5, LOT 16, TAYLOR COUNTY, TEXAS), Owner: Sprecher, Gloria Et al**

**GENERAL INFORMATION**

**Owner:** Sprecher, Gloria Et al  
**Sq Ft:** 892  
**Structural:** Poor  
**Foundation:** OK  
**Value:** \$11,831  
**Total Value:** \$17,092  
**Delinquent Tax:** \$0.00

**SPECIAL CONSIDERATIONS**

**July 8, 2022** - Case opened for an occupied dilapidated structure. Notice of violations sent to property owner.

**July 14, 2022** - Property owner called and confirmed the structure is occupied but said it is not worth repairing. He said he would look into getting help resolving nuisance violations around the outside of the house and said he was unaware of how bad the house had gotten.

**October 4, 2022** - Received a call stating that sale of the house is in progress. The new owner plans to renovate the house.

**April 24, 2023** - Phone call from heir stating they are reattempting to sell house.

**May 9, 2023** - Phone call from heir. Explained to her the property may need to be transferred to the condemnation program.

**August 9, 2023** - Informed by the neighbor that the occupant passed away several months ago.

**February 26, 2024** - Call from brother-in-law of deceased owner stating he is trying to work with heirs to get property in his name. Asked him to update me in 30 days with status of

transfer.

**September 26, 2024** - Executed code inspection warrant.

**September 27, 2024** - Affidavit of condemnation recorded at county clerk.

**October 7, 2024** - Condemnation notices sent to person listed in Taylor County Appraisal District as care of for deceased property owner.

**December 17, 2024** - Heir called and stated they are still working on property transfer.

**April 7, 2024** - Inspected property. Heirs approached us during the inspection and let us know they are still working with title company and heirs on transfer.

**May 7, 2025** - Spoke to person trying to acquire property. Explained the hearing and since they are family to the deceased owner, we let them know they can have contractors assess the property and get estimates in preparation for the June hearing.

**May 9, 2025** - Notice of hearing posted on structure, sent to property heir and care of address listed for owner.

### **FUNDING/FISCAL IMPACT**

### **STAFF RECOMMENDATION**

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

### **BOARD OR COMMISSION RECOMMENDATION**

The Board will hear this case on June 4, 2025.

### **ATTACHMENTS:**

1. 20250604\_24-004844\_5108 Taos Dr 20250604\_24-004844\_5108 Taos Dr.pptx

**Case #24-004844**

**5108 Taos Dr.**



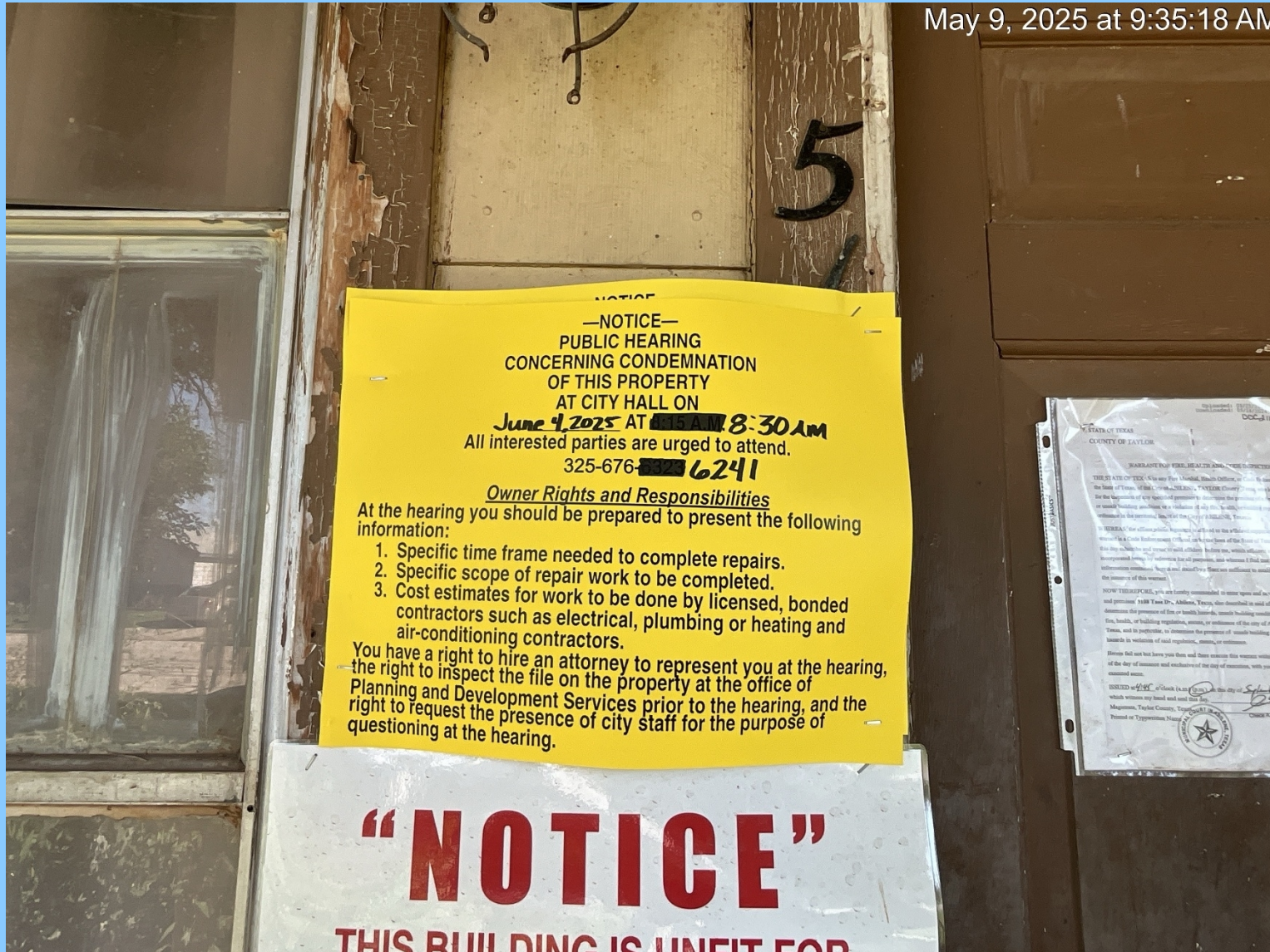
# CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Shows two affidavits of heirship were recorded (no deed)
- **TAYLOR COUNTY** – Shows **Gloria Sprecher Et al** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since May 27, 2023
- Search reveals **Gloria Sprecher Et al** to be the owner.



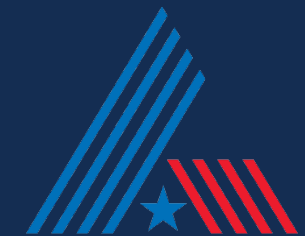
# Public Notice

May 9, 2025 at 9:35:18 AM



# Front South Side

May 23, 2025 at 9:21 AM

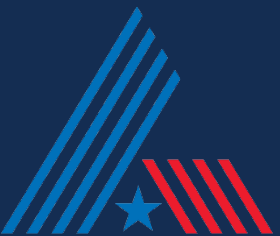


# Rear North Side

May 23, 2025 at 9:23 AM

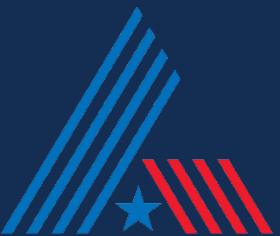


# East Side



# West Side

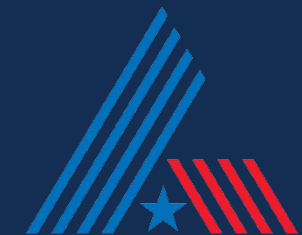
May 23, 2025 at 9:22 AM



# Substandard Code Violations

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

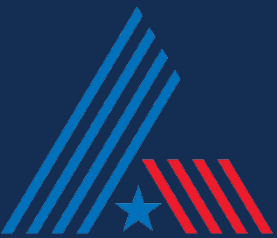
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazards, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 8, Sec 8-554 (3), Chapter 19, Sec 19-15 (4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter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



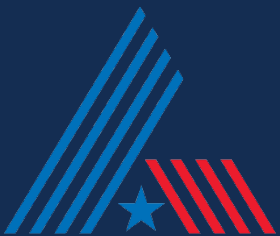
# Exterior Dilapidation/Faulty Weather Protection



# Attached Garage



# Attached Garage



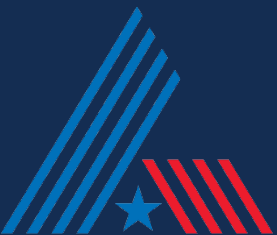
# Interior Dilapidation/Mechanical Issues



# Interior Dilapidation



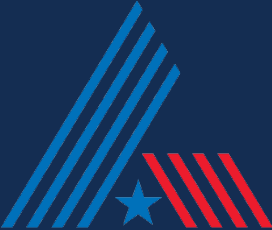
# Interior Dilapidation



# Interior Dilapidation

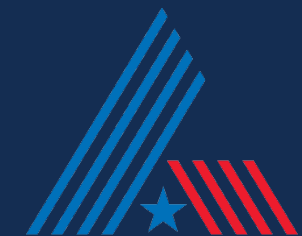


# Foundation Issues



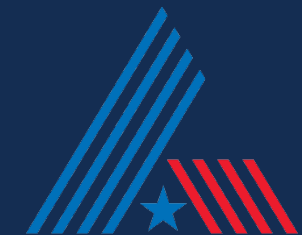
# Timeline of Events

- **July 8, 2022** - Case opened for an occupied dilapidated structure. Notice of violations sent to property owner.
- **July 14, 2022** - Property owner called and confirmed the structure is occupied but said it is not worth repairing. He said he would look into getting help resolving nuisance violations around the outside of the house and said he was unaware of how bad the house had become.
- **October 4, 2022** - Received a call stating that sale of the house is in progress. The new owner plans to renovate the house.
- **April 24, 2023** - Phone call from heir stating they are reattempting to sell house.
- **May 9, 2023** - Phone call from heir. Explained to her the property may need to be transferred to the condemnation program.
- **August 9, 2023** - Informed by the neighbor that the occupant passed away several months ago.
- **February 26, 2024** - Call from brother-in-law of deceased owner stating he is trying to work with heirs to get property in his name. Asked him to update me in 30 days with status of transfer.



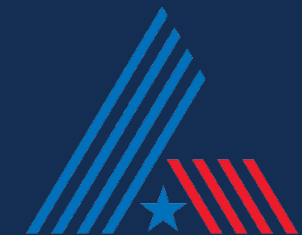
# Timeline of Events

- **September 26, 2024** - Executed code inspection warrant.
- **September 27, 2024** - Affidavit of condemnation recorded at county clerk.
- **October 7, 2024** - Condemnation notices sent to person listed in Taylor County Appraisal District as care of for deceased property owner.
- **December 17, 2024** - Heir called and stated they are still working on property transfer.
- **April 7, 2024** - Inspected property. Heirs approached us during the inspection and let us know they are still working with title company and other heirs on transfer.
- **May 7, 2025** - Spoke to person trying to acquire property. Explained the board hearing. Also explained since they are family to the deceased owner, they are able to have contractors assess the property and get estimates in preparation for the June hearing.
- **May 9, 2025** - Notice of hearing posted on structure, sent to property heir and care of address listed for owner.



# Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS



# Questions?



**End of  
5108 Taos Dr.  
presentation**





**Board of Building Standards  
Agenda Memo**

**Meeting Date:6/4/2025**

**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, and Daniel**

**GENERAL INFORMATION**

**Owner:** Wilson, Albert Jr. & Daniel E.  
**Sq Ft:** 688  
**Structural:** Poor  
**Foundation:** Poor  
**Value:** \$34,908  
**Total Value:** \$40,243  
**Delinquent Tax:** \$200.00

**SPECIAL CONSIDERATIONS**

**November 13, 2024** - Nuisance case opened for junk and debris around the exterior of the structure. Notices of violation sent to property owners.

**January 23, 2025** - City contractor hired to clean the exterior of the property after owner failed to do so.

**January 27, 2025** - Inspected property, discovered vacant, unsecured and extremely dilapidated structure and carport.

**January 30, 2025** - Executed code inspection warrant to inspect full exterior and interior of property.

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

**February 10, 2025** - Condemnation notices sent to property owners.

**March 5, 2025** - Board ordered 30/60.

**May 9, 2025** - Notice of hearing posted on structure and sent to property owners.

**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 June 4, 2025.

**ATTACHMENTS:**

- 1. 20250604\_25-000311\_734 Carver St 20250604\_25-000311\_734 Carver St.pptx

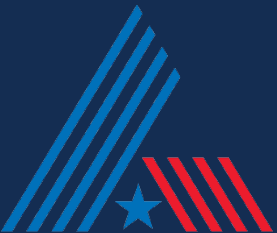
**Case #25-000311**

**734 Carver 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 of Trust naming **Albert Wilson Jr & Daniel Wilson** as owners.
- **TAYLOR COUNTY** – Shows **Albert Wilson Jr & Daniel Wilson** 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 January 17, 2023
- Search reveals **Albert Wilson Jr. & Daniel Wilson** to be the owners.



# Public Notice

May 9, 2025 at 10:45:22 AM



# Front East Side



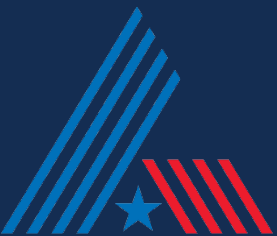
January 30, 2025 at 2:03 PM



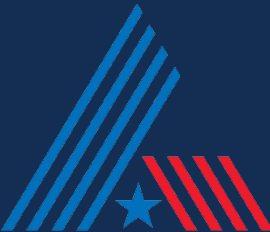
# Rear West Side



# North Side



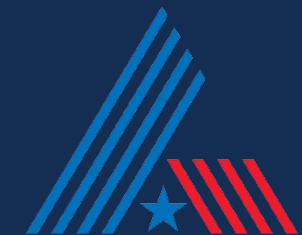
# South Side



# 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)



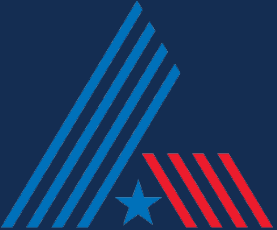
# Exterior Dilapidation/Structural Hazards



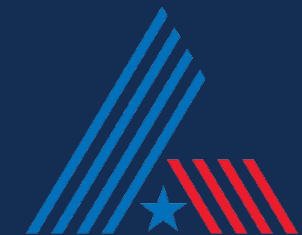
# Faulty Weather Protection/Hazardous Electrical



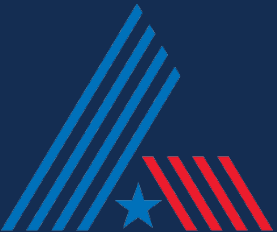
# Faulty Weather Protection/Hazardous Electrical



# Mechanical & Electrical Hazards



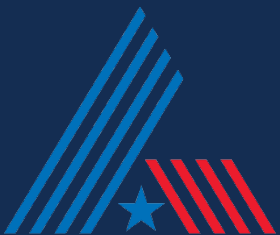
# Electrical Hazards



# 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.
- **March 5, 2025** – Board order 30/60.
- **May 9, 2025** – Notice of June hearing posted on structure and sent to property owners.



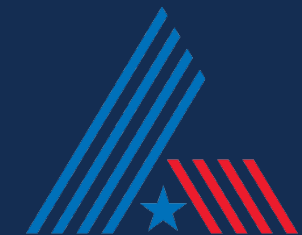
# Staff Recommendation:

## 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.



# Questions?



# End of 734 Carver St. presentation





**Board of Building Standards  
Agenda Memo**

**Meeting Date:6/4/2025**

**TO:**

**FROM:**

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

**GENERAL INFORMATION**

**SPECIAL CONSIDERATIONS**

**FUNDING/FISCAL IMPACT**

**STAFF RECOMMENDATION**

**BOARD OR COMMISSION RECOMMENDATION**

**ATTACHMENTS:**

