NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS LAW OF THE FOLLOWING MEETING OF A CITY GOVERNMENTAL BODY:

BUILDING AND STANDARD COMMISSION
700 MAIN CENTER Suite 205 (CONFERENCE ROOM UPSTAIRS)

Thursday, February 2, 2017
5:30 p.m.

THE SUBJECTS LISTED ON THE FOLLOWING AGENDA WILL BE CONSIDERED AT THE MEETING:

A. CALL TO ORDER
B. APPROVAL OF MINUTES FROM PREVIOUS MEETING JULY 21, 2016
C. DISPOSITION OF THE FOLLOWING CASES:

1. 1005 S BRIDGE
   RAYMOND TORRES %CAROL CANTU, GREGORY J TORRES, REMIGIO TORRES, LUPE SANCHEZ
   a) Public Hearing to Determine if Structure is Unsafe
   b) Consideration of Orders to Issue Demolition

2. 2316 PORT
   GREGORIO & AUDELIA CISNEROS, JIMMY CISNEROS,
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue Demolition

3. 904 JULIUS
   JESUSA GONZALES CASTILLO c/o VANESSA REZ
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue Demolition

4. 3410 SEAGULL
   MARIA ELENA PENA, TEXAS DOW EMPLOYEES CREDIT UNION, TRUSTEE LORETTA WILLIAMS
   (a) Public Hearing to Determine if Structure is Unsafe
   (b) Consideration of Orders to Issue Demolition
5. 2312 LEVI
CHARLES JAMES & CHARLOTTE RAY BROOKS, JAMES WASHINGTON

(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue Demolition

6. 103 GETTYSBURG (PATIO ROOF AND FENCE ONLY)
ROBERT LESTER WILLIS, WELLS FARGO HOME MORTGAGE, SECRETARY OF HOUSING URBAN DEVELOPMENT

(a) Public Hearing to Determine if Structure is Unsafe
(b) Consideration of Orders to Issue Demolition (Patio/Fence)

D: ITEMS FROM BUILDING AND STANDARDS COMMISSION
E: ITEMS FROM STAFF
F: ADJOURNMENT

THIS FACILITY IS WHEELCHAIR ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUEST FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY’S OFFICE AT (361) 485-3045 FOR FURTHER INFORMATION.

SCARLET SWOBODA, CITY SECRETARY
A: CALL TO ORDER

The meeting was called to order at 5:30 p.m.

B: APPROVAL OF MINUTES FROM PREVIOUS MEETING:

The minutes of the February 4, 2016 meeting were approved as delivered.

C: DISPOSITION OF THE FOLLOWING CASES:

1. ROBLES (ACROSS 3602 ROBLES)
   GUADALUPE L & SAN JUANA F HERNANDEZ c/o JOSEPHINE H CANO, C.R. CALLIS, MANUEL HERNANDEZ, AND LUPE HERNANDEZ, MANUEL, HERNANDEZ JR., LUPE HERNANDEZ, ROBERTO HERNANDEZ

   Mr. Briones stated that on March 10, 2015 Code Enforcement observed the exterior of this structure has deteriorated siding, rafters, ceiling joists, and roof covering. A large portion of the roof has caved in and several pieces of deteriorated wood siding have fallen off. Staff was unable to view the interior of the structure due to the collapsed portions of the structure.
He stated on March 19, 2015 Code Enforcement received an office visit from the property owners daughter, Josephine H Cano. She stated that her father is in the hospital and the neighbor maintains the property because they use it. Mrs. Cano said that she was told there is program that might be able to help her with the demolition of the structure. We advised her to inquire with Darlah Simms in Development Services to see if the building would qualify for demolition through the Community Development Block Grant (CDBG) program. Mrs. Cano returned to our office after speaking with Darlah and said that it would not qualify. We supplied a list of demo contractors and Mrs. Cano said that they would work on getting the structure demolished.

Mr. Briones stated on April 10, 2015 we were contacted by Contractor Clinton Hammonds that he was contacted by the property owner concerning the demolition and would keep us posted.

Mr. Briones stated on April 30, 2015 we received an additional office visit from Mrs. Josephine Cano that her father passed away and they are unsure what to do with this property. Mrs. Cano informed that she went to talk to the neighbors next door that had been helping themselves to her dad's lot the past 15 years. She said she told the neighbors they could continue using the lot, but with the stipulation that they knock the structure down and maintain it. The neighbor became verbally belligerent, so Mrs. Cano informed them that they needed to remove all of their stuff. She said that the contractors we gave her had not contacted her either. Mrs. Cano asked what would happen if they just let the property go. We explained to her that if we mow and demo the structure a bill would be assessed and if not paid in 60 days we would place a lien on the property. Mrs. Cano inquired about the city just taking the piece of land. We advised her to contact and consult with our Legal dept in regards to that. We also advised her to check with the Tax Office to see if maybe they could give it away to the County. Staff also explained to her that the legal owner of record is her mother, so they could even check into her mother gift deeding the property to the neighbor or to the County.

As of June 29, 2016, there has been no progress in the demolition of the structure.

The Findings of Facts are # 1,2,3,4,5,6,7,8, 9, and 10.

Mr. Briones stated as of today, there has been no progress in the demolition of the structure and it is in worse condition than the pictures in the staff report.

Mr. Briones stated Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing. No one was present to speak. Mr. McCoy closed the public hearing.

b) Consideration of Orders to Issue

Mr. Mercer made a motion that the building is unsafe. Ms. Strickland seconded the motion. Motion carried.

Mr. Mercer made a motion that the building is more than 50% damaged. Mr. Hinojosa seconded the motion. Motion carried.

There will be an automatic demolition.
2. **1007 S EAST**  
**JUAN & SABINA GONZALES**

Steven Solis stated that on November 13, 2015 Code Enforcement observed the front door and door to the rear of the structure were unsecured. On the exterior, staff also observed deteriorating floor joists, rafters, and roof covering. The interior of the structure appeared to be in sound condition except for water spots on the ceiling from the deteriorated roof and there was some scattered debris and materials inside.

Mr. Solis stated that on June 27, 2016, Code Enforcement received an office visit from Sabina Gonzales inquiring about the notices they received. She only speaks Spanish so Code Enforcement Supervisor Grace Garcia explained the notices, the BSC detailed plan form, and the importance of attending the BSC meeting. Mrs. Gonzales stated that they have secured the structure in all areas that were open, including siding. He noted that they plan to place a new roof on the structure in August. Their plans also include the remodel of the entire structure including: repair of the rotted floor joists around the foundation, windows, electric, plumbing, driveway, mechanical and cosmetic repair. Mrs. Gonzales stated that she was informed that the permits they would need to obtain would be $300. Mrs. Gonzales also requested info on Waste Management to inquire about renting a dumpster to place the debris from the re-roof. Waste Management information and their phone number was provided.

As of June 29, 2016, there has not been any progress in repairing the structure. Mr. Solis stated as of today, the back door remains unsecure and there has been no progress on the demolition of the structure.

The Findings of Facts are # 1,2,6,7,8, 9, and 10. Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

(a) **Public Hearing to Determine if Structure is Unsafe**

Mr. McCoy opened the Public Hearing.

Juan Gonzales, 1212 S Cameron, Victoria, stated that he and his wife Sabina Gonzales bought this house three years ago with the intention of repairing it. He stated that they have not had enough money. He stated that he used to be a shrimper and the season is finished. He stated he has a lawsuit against the shrimping company in Louisiana. He stated that they won the case and he is going to receive a check for $9600. He stated he should receive it the end of July or middle of August. He started as soon as he gets the check he would start remodeling the house. He stated he was going to level the house and then start working with the roof. Mr. Gonzales stated if the check does not come, he will have to demolish the house.

Mr. McCoy closed the Public hearing.

(b) **Consideration of Orders to Issue**

Mr. Hinojosa made a motion that the building is unsafe. Ms. Strickland seconded the motion. Motion carried.
Ms. Strickland made a motion that the building is less than 50% damaged. Mr. Marshall seconded the motion. Motion carried.

Mr. Mercer made a motion that the back door be secured by the end of the week. He also stated to give the owner 60 days to secure and begin remodeling and also do roof repair to keep the water out. He stated after 60 days if nothing has been done the structure will be demolished. Ms. Strickland seconded the motion. Motion carried.

3. 511 S MOODY
   BILLY OLIVER

Ms. Garcia stated on February 4, 2016, Code Enforcement presented a report to the Building and Standards Commission on this property, at the request of the Building Official, Rick Madrid. The Building Official presented his case comments to the board members, regarding the December 12, 2015 Inspection Report provided to Code Enforcement. The report stated that on September 30, 2014; the Building Official reported that the owner Mr. Oliver, proposed to use the structure as a Storage/Office building. The Building Official explained to Mr. Oliver that the exterior walls show deterioration through the studs and would need to be repaired because the wall crumbles with hand pressure. He was also instructed by the Building Official to expose exterior walls 2 to 3 feet high to determine the extent of repairs needed. Also noted on the report were roof leaks. A six month timeline was given to accomplish repairs, which have not been started. Mr. Oliver continues to occupy the structure and advertising signs for ABCO Roofing & Construction remain posted on the building. The order issued by the Commission gave the owner ninety (90) days to get started with repairs; which included the requirement to submit a detailed plan to Development Center, and obtain a permit; or return to the July 21, 2016 meeting if the owner did not comply with the order.

Ms. Garcia stated the owner has not complied, and as of May 27, 2016, the Building Official reported that he met onsite with Mr. Oliver (owner) and, as suspected, the studs in the walls of the front stucco structure are rotted and need to be replaced. Mr. Oliver was also advised that an asbestos survey is required prior to any work performed on the wall(s). Mr. Oliver contacted Axis Demolition and received a quote for the asbestos inspection, but no additional progress has been made.

Ms. Garcia stated on June 7, 2016, Code Enforcement observed that there is deterioration around the front window frames and door. Although the structure has been covered with stucco, the walls have extensive cracking; especially on the south side of structure. There are foundation or support issues that have caused large cracks on the south east corner of the building including to the edge of the roof, also on the south side.

The Findings of the Facts are #2,4,5,6, and 9.

Ms. Garcia stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish since no work has been done.

Ms. Strickland asked if Mr. Oliver pulled any permits. Mr. Madrid stated no.

Ms. Garcia stated it is only the front stucco structure that needs to be demolished not the accessory structure.

(a) Public Hearing to Determine if Structure is Unsafe
Mr. McCoy opened the public hearing. No one was present to speak. Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue

Mr. Mercer made a motion to rescind the first order of 90 days. Mr. Marshall seconded the motion. Motion carried.

Mr. Mercer made a motion that the front stucco structure is unsafe. Mr. Cade seconded the motion. Motion carried.

Mr. Mercer made a motion that the front stucco building is more than 50% damaged. Mr. Marshall seconded the motion. Motion carried.

There will be an automatic demolition of the front stucco building.

4. 713 JUAN LINN
GEORGE A VELASQUEZ, GEORGE VELASQUEZ ETUX, RAENELL McCORD, GEORGE E VELASQUEZ, EXCALIBUR II LLC, ATTORNEY GENERAL

Mr. Solis stated on May 26, 2016 Code Enforcement observed the east side wall is leaning due to a collapsed roof. Staff observed, through the window, daylight coming through the remains of the roof. It appears that the steel wall is bent toward the inside of the structure and the foundation lining is starting the pull apart. At the rear of the structure, the metal siding has fallen from the wooden framing.

Mr. Solis stated on June 21, 2016, Code Enforcement observed a hole in the wall in front of the structure, which gave view to the inside of the structure. Staff also observed junk items inside damaged by water and other elements. There are deteriorated rafters and more than 50% of the roof has collapsed.

On May 27, 2016, property owner obtained a permit for repair which expires October 17, 2016. Mr. Solis stated as of today, there has been no progress in the demolition of the structure.

The Findings of Facts are #1,2,3,4,5,6,7,8,9, and 10.

Mr. Solis stated Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the Public Hearing.

George Velasquez, 708 E. Church, stated he did get a permit but within a few weeks or so the City red tagged the property, so he just stopped working on it. He stated the building is just four walls and he did get a price list for materials. He stated that the hardest part is cleaning it up. He stated he got a material list for all of the metal and the wood that he is going to need to repair the structure. He stated he is also going to put up a new roof. Mr. Marshall asked when he was going to start the project. Mr. Velasquez stated that he was working on a house on Forrest and he needs another good 30 days to dry that in and then stated he would have to check with Waste Management when they could bring the container. He also
stated he would have to relocate the power for the structure on Juan Linn. Ms. Strickland stated she did not understand why Mr. Velasquez would want to spend 50% of what the building is worth by repairing it. Mr. Velasquez stated it has a pretty good size slab and it is worth more than that.

Mr. Mercer asked Mr. Velasquez if he was going to use the existing wall. He stated he was going to remove them as he rebuilds the building. Ms. Strickland asked if it would be cheaper to tear it down and start over. Mr. Velasquez stated a new building that size would cost him $55,000. She then asked what he was going to do to make this building safe within the next two weeks. He stated he could not do anything within the next two weeks. Mr. Mercer had a concern about the whole wall just falling, since there is no support. Mr. McCoy asked if there was a way Mr. Velasquez could brace the wall within the next week or so. Mr. Velasquez stated yes.

Mr. McCoy then closed the Public Hearing.

(b) Consideration of Orders to Issue

Mr. Mercer made a motion that the building is unsafe. Ms. Strickland seconded the motion. Motion carried.

Mr. Cade made a motion that the structure is more than 50% damaged. Mr. Mercer seconded the motion.

AYES: Cade, Mercer, Strickland, Marshall
NAYES: Hinojosa

Mr. McCoy stated it would be an automatic demolition.

Mr. Velasquez asked how much time he had for demolition. Mrs. Garcia stated 30 days.

5. 703 E FORREST (705)
GEORGE VELASQUEZ ETUX, GEORGE VELASQUEZ, ROSIE YBARRA VELASQUEZ, INTERNAL REVENUE SERVICE, ATTORNEY GENERAL, EXCALIBUR II LLC

Isaac Solis stated on October 30, 2015 Code Enforcement observed the deteriorated roof in need of complete replacement. Deteriorated rafters are especially visible on the side of the home including the interior ceilings which are also water damaged due to lack of roof covering. Holes in the roof has caused weather damage to the fascia and there are also broken and unsecured windows.

He stated on February 4, 2016, we received a detailed plan outlining the schedule of repairs. The following are excerpts from the plan:
- Obtained a Permit for repairs
- 2-16-16 Secure House
- 3-30-16 Start to level the structure.
- 4-30-16 Repair roof to get ready for new roof R-22 panels, metal roof.
- 6-30-16 For inside cleaning prep work.
- 7-15-16 Bath & kitchen sink E-R Plumbing Mr. Rudy Ramos
- 7-30-16 Bring electric to Par 3-C to Electrical Mr. Cano
Mr. Solis stated as of June 21, 2016, there has not been any further progress on the repairs or securing of the structure. Code Enforcement observed new construction in the rear of the structure. There is wooden framing, but floor bearers or floor joists have not been added. He noted as of today (7/21/16) more than 50% of the roof covering has been removed and repair has begun on the framing of the roof.

The Findings of the Facts are #1,4,5,8,9, and 10.

Mr. Marshall stated based on the progress he has made does staff still recommend demolition of the house. Mr. Solis stated yes. Ms. Strickland asked when the 90 days is up on the permit. Grace Garcia stated July 30, 2016. Mr. McCoy stated you can grant more than 90 days if there is a schedule. He stated this would be in the guidelines to do that, but the schedule would need to be updated more frequently.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

George Velasquez, 708 E. Church, stated the wall extended on the right side of the house is covered. Mr. Velasquez then explained some of the other improvements he had made to the structure. He stated he is getting ready to do the rafters and the joists. He stated he has removed all of the old flooring. Mr. McCoy asked how much time it would take Mr. Velasquez to complete the issues that are of greatest concern. Mr. Velasquez stated he would have it dried in within the next 30 to 45 days. Mr. McCoy asked if the staff could send the BSC committee the updated reports on the progress of the structure. Ms. Garcia stated yes.

Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue

Mr. Mercer made a motion to give him a continuation of 90 days to secure, level the structure, and repair the roof and completely dry in the structure. Mr. Cade seconded the motion. Motion carried.

Mr. McCoy asked the staff to give the BSC an updated report every two weeks so we will know the owner is making an effort to repair the property. Ms. Garcia stated she would do that.

6. 2304 N DEPOT
LEONA STOVALL, MICHELLE PEOPLES

Steven Solis stated on April 22, 2016 Code Enforcement arrived onsite and observed a deteriorated addition to the back of the structure. The addition was filled with junk, trash, and covered with overgrown brush. It appears to be deteriorating to the point of collapsing. Staff also observed the roof was buckling and appears to bow in the center. There were also signs of cracking of the foundation on the northeast side of the structure.

He reported that on May 2, 2016, staff received information from the property owner's daughter, Michelle Peoples, stating that they have made contact with the Community Development Block Grant (CDBG) Coordinator Darlah Sims. We have learned that on June 21, 2016 Mrs. Peoples has signed all required documents for the CDBG demolition. She was also advised that she would still need to attend the BSC meeting.

The Findings of Facts # 1,2, 4, 7,8, 9, and 10.
Mr. Solis stated Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

(a) Public Hearing to Determine if Structure is Unsafe

Mr. McCoy opened the public hearing.

Michelle Peoples, 1807 E Walnut, Victoria, and stated she is the Power of Attorney for Leona Stovall, which is the legal owner of 2304 N Depot, which is her mother. She stated that she is working with Darlah Sims, Community Development Coordinator, with the City of Victoria and they are working to get the structure torn down.

Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue

Mr. Mercer made a motion that the structure is unsafe. Ms. Strickland seconded the motion. Motion carried.

Mr. Mercer made a motion that the structure is more than 50% damaged. Mr. Hinojosa seconded the motion. Motion carried.

The building will be demolished.

7. 103 ANTELOPE CIRCLE
   MARIA SANJAUNITA NINO

Mr. Briones stated as of today (7/21/16) the structure has been secured and in compliance.

D: ITEMS FROM BUILDING AND STANDARDS COMMISSION

Mr. McCoy started he has noticed for several years, when he fills his car up with gasoline at the Exxon by HEB on Navarro, the structure holding the canopy up is deteriorating. There is an 8 x 8 steel column that is rusted to the point where he can stick his fist through it at the bottom. Julie Fulgham stated we could declare it an unsafe structure and put it on the next BSC meeting agenda.

Mr. Madrid stated he looked at that Exxon by HEB and mentioned it to the Manager of the Store and they called their District Manager. He stated he and his inspectors went throughout the City and came back with a report and not many of them showed deterioration. He stated but it does need to address the installs through code that we want something a little stricter in place.

E: ITEMS FROM STAFF – There was no items from staff.

F: ADJOURNMENT

The meeting was adjourned at 7:07 p.m.
CASE: 1602271

1005 S BRIDGE

Legal Description: VICTORIA PT OF LOTS 1 2 3 & LOT 4 BLOCK 90
PID #: 62989

Land Use: RESIDENTIAL

Owner(s): RAYMOND TORRES AND CAROL CANTU

Staff Contact: ANDREA AYALA, CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

On July 27, 2016 Code Enforcement observed scattered junk/trash, rotted and deteriorating portion of the exterior roof, and an unsecured back door. Upon entering the structure there was damaged sheetrock and scattered trash throughout the home. While onsite, staff was informed by a citizen that Carol Cantu wanted to sell the property, however her siblings were not in agreement.

On August 24, 2016 Remigo Torres called and advised that he and his siblings have nothing to do with the property, except for his sister Carol Cantu.

On August 27, 2016 a fire was reported by Fire Marshall John Starry. Code Enforcement observed the main structure to be the point origin of the fire. Rafters, ceiling joists, and portions of the roof covering has been burnt or missing, also portions of the exterior siding has been melted. The front door was now unsecure and you can see the interior of the structure which has fire damage and the back portion of the structure is missing.

As of January 4, 2017, there has not been any progress in repairing, securing, or demolition of the structure.

Findings of Facts # 1,2,3,4,5,6,7,8, 9, and 10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting coverings of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City's Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.
CASE DETAILS:

Taxes Owed: $4,035.79

Historic Value: None

VCAD Value: $6,980 (LAND) $59,660 (HOMESITE VALUE) TOTAL: $66,640

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

PHOTOGRAPHS:
1005 S BRIDGE (CONT.)

[Images of dilapidated homes and buildings related to 1005 S Bridge.]

1005 S BRIDGE (CONT.)

[Additional images of the area.]
### Agenda Item #: C-2

**February 2, 2017**

**CASE: 1603499**

**2316 PORT**

| Legal Description          | PUTNEY-MOORE LOT 25 BLOCK J  
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>PID #:</td>
<td>58518</td>
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<tr>
<td>Land Use:</td>
<td>RESIDENTIAL</td>
</tr>
<tr>
<td>Owner(s):</td>
<td>GREGORIO &amp; AUDELIA CISNEROS</td>
</tr>
<tr>
<td></td>
<td>JIMMY &amp; LYDIA CISNEROS</td>
</tr>
<tr>
<td>Staff Contact:</td>
<td>ISAAC SOLIS, CODE ENFORCEMENT OFFICER</td>
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</tbody>
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**LOCATION MAP:**

![Location Map Image]
CASE HISTORY:

On November 17, 2016, Code Enforcement observed the structure is more than 50 percent damaged. At the front of the structure, near the front door, the exterior connecting walls have separated due to severe foundation issues. Several of the foundation wooden beams are rotten and deteriorating. The roof on the rear of the structure has collapsed, causing weather damage to the interior of the structure. There are also multiple holes in the roof. Code Enforcement also observed numerous broken windows around the structure, and wood exterior siding panels are collapsing. On December 15, 2016, Code Enforcement observed no progress or repairs or demolition of the structure.

Findings of Facts #1,2, 4, 5, 7, 8, 9, and 10 to be signed by Chairman:

- The Building structure or any part thereof is liable to partially or fully collapse
- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structure members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City's Building Code and Plumbing Code. The structure is substandard, dilapidated, and otherwise unfit for human habitation.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare

CASE DETAILS:

Taxes Owed: $4,643.22
Historic Value: None
VCAD Value: $5,000 (LAND) $18,530 (HOMESITE VALUE) TOTAL: $23,530 (HOMESTEAD CAP LOSS) -$1,486 TOTAL ASSESSED VALUE: $22,044
STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

PHOTOGRAPHS:
CASE: 1601964

904 JULIUS

Legal Description: J G CASTILLO SUBD NO 1, BLOCK 1, LOT 1
PID #: 90336(LANDSITE), 91844(MOBILE HOME)
Land Use: RESIDENTIAL
Owner(s): JESUSA GONZALES CASTILLO c/o VANESSA REZ
Staff Contact: JUAN BRIONES, SENIOR CODE ENFORCEMENT OFFICER

LOCATION MAP:
CASE HISTORY:

On June 27, 2016 Code Enforcement received a concerned citizen complaint that the manufactured home on this property has no utilities, scattered junk, and the manufactured home is in a state of dilapidation. Staff observed environmental violations, no front door, broken windows, deterioration of the rear portion of this manufactured home, including rotted wood siding/fascia. Staff made contact onsite with Raymond Castillo, who stated that he is related to the property owner. Mr. Castillo stated that he had some things inside the trailer and staff explained the danger of occupying the structure and that it is not safe to occupy. Mr. Castillo went inside the structure grabbed some bags and left the property.

On August 17, 2016, Staff was onsite conducting a re-inspection of the property and observed a bed sheet had been placed over the missing front door area. Mr. Castillo was again inside of the structure and admitted to staying in the mobile home with no utilities. Staff again, explained that it is unsafe for him to be staying in the structure.

On November 10, 2016 a work order was issued for the cleanup of the property.

On December 27, 2016, Staff received a phone call from Victoria PD dispatch that an officer responded to a disturbance call and there was a gentleman onsite occupying the structure with no utilities. Victoria Police department has responded to over 20 disturbance or drug activity calls at this location since 2014.

Findings of Facts # 1,2,3,4,5,6,7,8, 9, and 10 to be signed by Chairman:

- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- The structure or any part thereof has been damaged by fire, water earthquake, wind vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare

CASE DETAILS:

Taxes Owed: $89.86

Historic Value: None

VCAD Value: $480 (LAND) $9,310 (HOMESITE VALUE) TOTAL:$ 9,790

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.
**Agenda Item #: C-4**

**CASE:** 1601780

**3410 SEAGULL**

**Legal Description:** MAYFAIR TERRACE III LOT 35 BLOCK 1

**PID #:** 53919

**Land Use:** RESIDENTIAL

**Owner(s):** MARIA ELENA PENA

**Staff Contact:** JUAN BRIONES, SENIOR CODE ENFORCEMENT OFFICER

**LOCATION MAP:**
CASE HISTORY:

On June 8, 2016 Code Enforcement received a report from Fire Marshall Tom Legler that there was a house fire at this location and he had sent the property owner notice that the condition of the structure needs to be addressed by removing debris and securing the area until the insurance company has completed their investigation. Staff observed the garage area and garage roof to have the majority of the fire damage. Smoke damage was visible on the interior and exterior of the home.

On August 22, 2016 Staff received a phone call from Maria Ybarra stating that she is the property owner and had received Code Enforcement's notices. She updated staff by explaining that the insurance company was still trying to finalize the results of their investigation and she just wanted to make sure we were not going to demolish the home. Mrs. Ybarra stated that she would stay in contact with our office.

On September 29, 2016 we received an additional phone call from property owner Mrs. Ybarra and she stated that the plan is to gut the structure once the insurance finished the investigation.

On January 3, 2017 staff observed that the structure has been secured but there has been no progress in securing or demolishing the fire damaged roof area of the garage.

On January 4, 2017 staff spoke with Mrs. Maria Ybarra and she informed staff that she has sold the property. She supplied us with owner first name of Cindy and a phone number to reach her at. We contacted Cindy and she informed us that they recently purchased the property and had no idea of the property being presented to the Building and Standards Commission. She also stated that they secured it because they thought it was a danger to the public the way it was. Cindy also stated that they would see if they could get the garage area taken care of or have the roof area secured. Cindy also informed that they are formulating a plan on repairing the structure and would have something prepared if they need to present it at the upcoming meeting.

Findings of Facts # 1,2,3,4,5,6,7,8, 9, and 10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City’s Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting coverings of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structural members or they have insufficient strength to be reasonable safe for the purpose used.
- The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof has inadequate means of egress as required by the City’s Building Code.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City’s Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.
CASE DETAILS:

Taxes Owed: $0.00

Historic Value: None

VCAD Value: $6,000 (LAND) $94,630 (HOMESITE VALUE) -$4,863 HOMESTEAD CAP LOSS
TOTAL: $95,767

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to secure and repair.

PHOTOGRAPHS:
3410 SEAGULL (PARTIALLY SECURED)
CASE: 1602768

2312 Levi

Legal Description: WILL ROGERS TERRACE LOT 7 & LOT 8 BLOCK 7
PID: 65601

Land Use: RESIDENTIAL

Owner(s): BROOKS CHARLES JAMES & CHARLOTTE RAY AND JAMES WASHINGTON

Staff Contact: ANDREA AYALA, CODE ENFORCEMENT OFFICER
CASE HISTORY:

On September 12, 2016 Code Enforcement observed the front door unsecure as well as the side door. The structure is a mobile home and on the inside it appeared to have vagrant activity. The inside of the structure appeared sound except the kitchen floor, dining room floor and washroom area. The boards on the floor were rotted out and felt weak. In one of the bedrooms (front of the structure right hand side), daylight is visible from cracks in the walls.

On October 28, 2016 the property owner called and advised they were going to secure the property.

On December 7, 2016 Code Enforcement observed the property was secured however it appears as if someone vandalized the structure and on the right hand side rear bedroom, there is now a gaping hole open to the outside.

As of January 4, 2017, there has not been any progress in repairing the structure or demolition.

Findings of Facts # 1,2,3,4,5,7,8, 9, and 10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The foundation or the vertical or horizontal supporting members are 25% or more damaged or deteriorated.
- The non-supporting coverings of walls, ceilings, roofs or floors are 50% or more damaged or deteriorated.
- The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- The structure does not have adequate light, ventilation, or sanitation facilities as required by the City's Building Code and Plumbing Code.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.
CASE DETAILS:

Taxes Owed: $686.30 Land + $374.27 Mobile Structure = $1,060.57

Historic Value: None

VCAD Value: $11,440 (LAND) $5,970 (HOMESITE VALUE) TOTAL: $17,410.00

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish.

PHOTOGRAPHS:

2312 LEVI

![Photos of the property](Image)

[Images of the property]
CASE: 1601795

103 GETTYSBURG

Legal Description: SHENANDOAH I LOT 19 BLOCK 5
PID: 60275

Land Use: RESIDENTIAL

Owner(s): ROBERT LESTER WILLIS

Staff Contact: STEVEN SOLIS, CODE ENFORCEMENT OFFICER II

LOCATION MAP:
CASE HISTORY:

On June 8th, 2016, Code Enforcement observed a fallen portion of fence and a portion of the patio roof that has deteriorated joists and supporting beams causing it to collapse. The roof portion is also leaning and separating from the main structure, creating a safety hazard. Substandard notices were mailed for the issues but there was no contact from the deceased property owners family. Staff received contact from the Code Compliance department at Mortgage Contracting Services and Wells Fargo stating that they would be correcting the fence, staff advised that the dilapidated patio area would also need to be addressed.

On October 20, 2016 Wells Fargo contacted our office that the fence portion was repaired but did not mention any update on the patio area. Upon inspection we observed a ten foot portion of the fence had fallen and there was still no progress on the demolition of the patio area.

Staff has contacted Wells Fargo since the October 20, 2016 inspection and, as of December 15, 2016, there has been no progress in repairing the fence or in the demolition of the patio roof.

Findings of Facts # 1,2,3,5,6, and 10 to be signed by Chairman:

- The building, structure or any part thereof is liable to partially or fully collapse.
- The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, state or federal government.
- Any walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
- The non supporting covering of walls, ceilings, roofs, or floors are 50% or more damaged or deteriorated.
- The structure has improperly distributed loads upon the structure members or they have insufficient strength to be reasonable safe for purpose used.
- The structure or any part thereof is a fire hazard, or is substandard, dilapidated, or otherwise unfit for human habitation, and is a hazard to the public health, safety and welfare.

CASE DETAILS:

Taxes Owed: $9,042.54

Historic Value: None

VCAD Value: $20,910 (LAND) $133,500 (HOMESITE VALUE) TOTAL: $154,410

STAFF RECOMMENDATION:

Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish the fence and patio roof.
PHOTOGRAPHS:

103 GETTYSBURG
(PATIO ROOF AND FENCE ONLY)

103 GETTYSBURG
(PATIO ROOF AND FENCE ONLY)
103 GETTYSBURG (AFTER FENCE REPAIR)