



**BUILDING AND STANDARD COMMISSION MINUTES**  
**700 MAIN CENTER Suite 205 (CONFERENCE ROOM UPSTAIRS)**  
**Tuesday, July 24<sup>th</sup>, 2018**  
**3:30 p.m.**

**MEMBERS PRESENT:**

Rawley McCoy, Chairman  
Eric Mercer  
Nick Hinojosa  
Bobbie Thomas  
Victor Marshall  
Robert Brooks

**MEMBERS ABSENT:**

Sherri Strickland

**STAFF PRESENT:**

Grace Garcia, CEO Supervisor  
Juan Briones, Senior Code Enforcement Officer  
Steven Solis, CEO Code II Officer  
Isaac Solis, CEO Code 1 Officer  
Christian Watts, Code Enforcement Inspector  
Rick Madrid, Asst. Director of Develop. Services  
Allison Lacey, Asst. City Attorney  
Denyce Beyer, Administrative Assistant

**A: CALL TO ORDER**

The meeting was called to order at 3:30 p.m.

**B: APPROVAL OF MINUTES FROM PREVIOUS MEETING: JANUARY 25, 2018**

The minutes of the January 25, 2018 meeting were approved as delivered.

**C: DISPOSITION OF THE FOLLOWING CASES:**

1. ~~206 E CONSTITUTION (AWNING ONLY)~~ **Owner demolished**  
FRELS REAL ESTATE INC  
C/O RUBIN F FRELS  
BRAD RAYMOND RICHARDS  
ATTORNEY BERNARD KLIMIST
2. 1514 HARRY  
FRANKIE LEE KING EST &  
DEBBIE MITCHELL C/O DOROTHY BARNES

Steven Solis stated that on April 19, 2018, Code Enforcement observed a large tree that had fallen due to Hurricane Harvey, onto the east side of the structure. The structure has significant interior, exterior, and roof damage.

He stated on April 23, 2018, a sub-standard notice was sent to the owner listed on Victoria County Appraisal record, but was returned by the postal service. This notice was also published in the Victoria Advocate on May 23, 2018.

Mr. Solis stated on June 1, 2018 Code Enforcement observed no progress in repair or demolition of the home and a large number of limbs, junk, and trash stored throughout the property. Staff red-tagged the structure and posted the Public Hearing notice, which was also filed / recorded at the County Clerk office, and published in the Victoria Advocate. Staff observed a male subject walk around to the front of this property and the rear door on the west side is unsecure as well.

Mr. Solis stated since our initial inspection, we have not received any correspondence from the property owner. Mr. Solis noted that today they spoke to the former tenant and he advised that the legal issues with the property is too complicated to resolve. They also advised they are going to let the BSC process run its course.

The Findings of Facts are # 1,2,3,5,6,7, and 10. Mr. Solis stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish the structure.

- (a) Public Hearing to Determine if Structure is Unsafe – No one was present to speak.
- (b) Consideration of Orders to Issue

Mr. Marshall made a motion that the building was unsafe. Mr. Mercer seconded the motion. Motion carried.

Mr. Marshall made a motion that the structure was less than 50% damaged. Mr. Mercer seconded the motion. Motion carried.

Mr. Mercer made a motion that if the building is not secured within 30 days that it be demolished. Mr. Marshall seconded the motion. Motion carried.

### **3. 2901 PUTNEY DUNN EDDIE**

Christian Watts stated on August 4, 2017 Code Enforcement assessed hurricane damage to the structure (which was already on a list as a Building and Standards Commission candidate for recommended demolition, prior to Hurricane Harvey). Staff observed the front porch / entry-way of the home had rotted and portions on the roof and floor has collapsed. There was evidence that the foundation had extensive damage: the north sidewall had fallen completely to the ground and the front wall has a slight bow / list to it while the back wall had separated from the frame. A blue tarp was covering a portion of the roof, which was sagging and had deterioration of the fascia, soffit and missing shingles. There was also deterioration around the windowsills and frames and the elements continue to damage / deteriorate the structure.

He stated on February 13, 2017, Code Enforcement sent notice, via regular and certified mail for the substandard structure condition of the structure. Several environmental case nuisance notices for high grass / weeds junk, and trash on the property throughout the years continue to be mailed, posted and published. This property is repeatedly in violation and the property own has been unresponsive.

- As of June 13, 2018, Finance abatement fees and liens total \$3,061.47.

Mr. Watts stated on June 1, 2018, the Code Enforcement team arrived on site and posted the Public Hearing notices and red tagged the structure. The Public Hearing notice was also filed / recorded and published, but to date, the mailed notice was returned by the postal service and there has been no response from the owner.

The Findings of Facts are # 1,2,3,5,6, and 10. Mr. Watts stated Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish the structure.

- (a) Public Hearing to Determine if Structure is Unsafe- no one was present to speak
- (b) Consideration of Orders to Issue

Mr. Mercer made a motion that the structure was unsafe. Mr. Marshall seconded the motion. Motion carried.

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

Mr. McCoy stated there would be an automatic demolition.

4. ~~1508 BOTTOM RD (INCLUDING ACCESSORY)~~ Owner demolished Home & Accessory  
UVALDO & DIANA ORTIZ  
GUADALUPE VARGAS
5. ~~1007 NORTH (OFF STAYTON)~~  
Owner demolished dilapidated portion of Structure & obtained permit  
for repairing the remaining structure.
6. 1107 S DE LEON  
HECTOR JAVIER DE LEON  
FRANCES DE LEON

Isaac Solis stated that May 21, 2018 Staff observed an unsecured structure with substantial interior damage. We observed three, (3) unsecured windows and two, (2) unsecured doors. During our inspection, we observed several rooms with damaged sheetrock including holes, unlevelled flooring, disconnected electrical wiring, water damage to walls and boards, and eighty percent of the ceiling removed.

Mr. Solis stated on June 5<sup>th</sup>, 2018, Staff conducted an inspection with the property owner Hector De Leon and his wife. During our inspection, the structure remained unsecured and no repairs had been made.

Property owner, Hector De Leon, assured staff that he would secure the structure and will begin making repairs. The next day, staff observed the rear of the structure was secure.

Due to issues listed below, demolition of the structure is recommended.

- Since 2010, Code Enforcement has had 17 environmental and substandard structure cases on 1107 S DE LEON.
- Since 2015, Victoria Police Department has been called 14 times to location on various complaints such as: wanted person, animal cruelty, stole vehicle, investigation and theft of service.
- \$5,495.85 is the balanced owed to the City due to continuous contract work for environmental cleanup and securing the structure.

Mr. Solis stated Code Enforcement arrived onsite today and observed the property had been secured, but there is a single window that remains unsecured.

Mr. Solis stated the Findings of the Facts are #1,2,3,4,5,6,7,8 and 10.

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

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

Mr. McCoy opened the Public Hearing.

Hector DeLeon, 1286 Bottom Road, stated he had been trying to do everything by himself. He stated an electrician is going to come and get a permit so they would have electricity in the home. He noted the home had been turned over to his daughter and she is going to move into the home. He stated she was going to get permits for everything that needs to be done.

Mr. McCoy asked if the house has been occupied all of these years.

Rosa DeLeon, 1286 Bottom Road, wife of Hector DeLeon, stated home had been occupied until the father-in-law became ill in 2010. She then noted that the father-in-law's grandson resided there for a long period, but could not remember how long he was there. Ms. DeLeon noted her son lived there and he was trying to repair the structure, but he could not get a job so he was not able to make repairs. She stated that they have secured the house several times. She stated people have vandalized the house, they have pulled the plywood off of the windows.

Ms. Garcia noted that the DeLeon's have a detailed plan. Mr. Marshall asked if they secure the two windows would the house be secure. Isaac Solis stated yes.

Rosa DeLeon stated her daughter was going to take ownership of the house. She stated her daughter has a detailed plan of what she is going to do to the house and that plan was presented to you. She is going to start with the outside of the house. She is going to paint, repair the windows, then they are going to repair the roof. The eaves of the house are also going to be repaired. Mr. McCoy had a concern about the liens owed on the home. Mr. DeLeon noted he would pay the liens. Rosa DeLeon assured the committee that she and Mr. DeLeon would take care of the liens. She noted that the daughter is going to repair the house and move into it. Mr. McCoy asked what is the time frame needed to repair the house. Ms. DeLeon stated the time frame is for December 2019.

Mr. Mercer stated the committee's concern is that the property is secure.

There being no further comments, Mr. McCoy closed the public hearing.

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

Eric Mercer made a motion that the building is unsafe. Bobby Thomas seconded the motion. Motion carried.

Eric Mercer made a motion that the building is less than 50% damaged. Victor Marshall seconded the motion. Motion carried.

Mr. Mercer made a motion that they have more than 90 days and that includes a plan to the City of what they are going to repair and a time frame. Bobby Thomas seconded the motion. Motion carried.

**7. 1111 S DE LEON  
GERALD DEWAYNE BENNETT**

Isaac Solis stated on April 19, 2018, staff observed the structure had only fifty-percent of the roof constructed, and portions of the roof had plywood on the rafters. The construction of the north wall was incomplete and exposed which had caused weather damage to the studs and interior of the structure. There were only small portions of the exterior wall that were covered with felt paper. The majority of the west and south side walls were covered with plywood, but only a small portion of felt had been applied in this area.

Mr. Solis stated on May 10, 2018, the property owner contacted the Code Enforcement office and informed that his intent was to secure the structure and he would continue to maintain the property.

As of June 1, 2018, there has been no progress in the securing of the structure and it was red tagged with notice of the public hearing notice was posted on site.

Isaac Solis stated as of today, Code Enforcement observed the property has the back portion of the structure demolished but there is not a secure envelope. There is still exposed roof covering, beams, rafters and joints. The walls are not properly supporting the roof and there is exposure to the elements.

The Findings of the Facts are #1,2,3,4,5,6,7,8, and 10. Mr. Solis stated Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish the structure.

Mr. McCoy stated the structure is unsafe and it would take more than half of the value to repair it. Grace Garcia stated this had been brought before the BSC committee years ago.

- (a) Public Hearing to Determine if Structure is Safe- No one was present to speak.
- (b) Consideration of Orders to Issue

Mr. Hinojosa made a motion that the structure was unsafe. Mr. Marshall seconded the motion. Motion carried.

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

Mr. McCoy stated there would be an automatic demolition.

**8. 2106 JECKER  
JOHNNY R HERNANDEZ & CINDY LICERIO**

Steven Solis stated on April 19, 2018, Code Enforcement staff observed rotted wood and deteriorating siding on the exterior walls, portions of fascia are damaged and there were portions of the home sinking due to shifting in the foundation. The front porch was also beginning to separate from the home due to the shifting in the foundation. An environmental case was also opened due to bee activity on the left side of the home.

He reported on June 1, 2018, staff observed the home remained in an unsafe condition, the front door was now unsecured and there were signs of vandalism. Upon entering the structure, we observed the interior floor showed signs of shifting and are in need of repair and scattered junk and trash throughout the interior of the home.

Mr. Solis stated all notices mailed to the property owner have been returned and official publication of the notices garnered no response from any interested citizens.

The Findings of Facts are # 1,2,3,5,6, and 10. Mr. Solis stated Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish the structure.

(a) Public Hearing to Determine if Structure is Safe – No one was present to speak.

(b) Consideration of Orders to Issue

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

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

Mr. Marshall made a motion that the property owner has less than 30 days to secure the structure. Mr. Mercer seconded the motion. Motion carried. If property is not secured it would be demolished.

**9. 909 TAYLOR (ACCESSORY ONLY)  
ADOLFO & VICKI RAMIREZ**

Mr. Briones stated on January 18, 2018, Code enforcement received a phone call from a concerned citizen reporting a dilapidated structure in the back yard of this property. On January 19, 2018, staff conducted an inspection and observed an accessory structure leaning severely with a dilapidated roof and holes on the exterior walls.

A sub-standard structure notice was mailed to the property owner on May 31, 2018 and the public hearing notice and red tag was hand delivered to the property owner on June 1, 2018.

On June 4, 2018, Code Enforcement staff received a phone call from the property owner Adolfo Ramirez stating that he will demolish the accessory before the Building and Standard Commission meeting.

The Findings of Facts are #1,2,3,4,5,6,7 and 10. Mr. Briones stated that Code Enforcement recommends that the accessory structure be declared unsafe and for the Commission to issue an order to demolish.

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

Mr. McCoy opened the public hearing.

Adolpho Ramirez, 4607 Aster Lane, stated his son was cleaning the structure out. He stated his son is going to tear the structure down. He then presented photos to the commission to view. Mr. Mercer asked how long it would take to tear the structure down. Mr. Ramirez stated it would take at least a month.

Mr. McCoy closed the public hearing.

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

Mr. Mercer made a motion that the structure was unsafe. Bobbye Thomas seconded the motion. Motion carried.

Mr. Mercer made a motion that the structure was more than 50% damaged. Bobbye Thomas seconded the motion. Motion carried.

Mr. McCoy stated automatic demolition in 30 days.

**10. 1304 SIEGFRIED (ACCESSORY ONLY)  
LEONARD W & JANET M ROTHER**

Grace Garcia stated in March of 2018, Code Enforcement assessed the accessory structure that sustained damage from Hurricane Harvey, and placed it on the Building and Standard Commission, (BSC) list. On April 19, 2018, Code Enforcement proceeded to obtain a title report for ownership / property information. A sub-standard structure notice was mailed to the owner listed on the Victoria County Appraisal District, (VCAD) record on May 1, 2018.

She stated on May 16, 2018, the property owner, Mr. Rother, called to inform that he sold the property, but his attorney never released the lien. He informed Code Enforcement staff that the woman he sold the property to has given it to her daughter and they are planning to demolish the accessory structure.

Ms. Garcia stated on June 1, 2018, Code Enforcement arrived on site and observed no progress. Code Enforcement proceeded to red tag the accessory structure and posted the Building and Standard Commission public hearing notice. The public hearing notice was also filed / recorded and published at the County Clerk and in the Victoria Advocate, accordingly.

Ms. Garcia stated on June 5, 2018, the property owner informed staff that he is trying to sell the property and even requested information to sell the property to the City. Code Enforcement advised the owner to attend the Building and Standards Commission meeting if the accessory structure remains on site.

Ms. Garcia stated there is an update, and as of today the structure has siding removed however, the structure is still erect. The Findings of Facts are # 1,2,3,5,6, and 10. Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish the accessory structure.

(a) Public Hearing to Determine if Structure is Safe- No one was present to speak.

(b) Consideration of Orders to Issue

Mr. Mercer made a motion that the structure is unsafe. Mr. Marshall 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.

There will be an automatic demolition.

**11. 2407 PORT  
THERESA C HERNANDEZ**

Christian Watts stated on April 19, 2018, Code Enforcement arrived and observed the house was leaning. The exterior walls had large holes and deterioration and several windows were broken. The roof was collapsing in the center and in other places throughout the house. The interior of the house was exposed to the elements and severe damage to the walls, flooring, and support beams were heavily damaged and rotting.

Mr. Watts stated on April 10, 2018 our office received a phone call from the property owner. She inquired about our standard building process and was concerned about the cost of the demolition because of her fixed income. Staff put her in touch with the coordinator of the Community Development Block Grant, (CDBG) program Coordinator, Darlah Sims.

On June 4, 2018 staff received a phone call from the property owner and she stated she is working with Mrs. Sims and the CDBG process has started.

Mr. Watts stated on June 14, 2018 staff received information from the Planning Department that they are in the process of receiving bids to demolish the home. As of today, Code Enforcement observed no progress but the property has been approved and the papers have been signed for the demolition through Community Development Block Grant.

The Findings of Facts are # 1,2,3,5,6, and 10. Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish the structure.

(a) Public Hearing to Determine if Structure is Safe – No one was present to speak.

(b) Consideration of Orders to Issue

Mr. Mercer made a motion that the structure was unsafe. Mr. Hinojosa 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. There will be an automatic demolition.

12. 2301 JECKER  
DAVID CANDELARIA

Juan Briones stated that on February 5, 2018, Code Enforcement received a concerned citizen call about a tree that fell on top of a mobile home on this lot. Staff inspected the property on the same day the complaint was received and observed the tree had fallen on the side of the mobile home collapsing the wall and roof.

On February 9, 2018, staff was contacted by Nick Morris who stated that he was in the process of acquiring this property and would be working to get the property cleaned up. Mr. Morris said he would see what he could do to get the mobile home addressed.

Mr. Briones stated on June 1, 2018, Staff observed that the tree had been cut up and removed, but the mobile still remained in a dilapidated state.

Mr. Briones noted on June 4, 2018 Staff received an office visit from property owner Blanche Candelaria, and she informed staff that the owner of the trailer left it as is and when she asked him to remove it, he stated that he didn't want anything to do with it. Mrs. Candelaria said that she will try to have the mobile home removed before the BCS meeting.

The Findings of Facts are # 1,2,3,4,5,6,7,9 and 10. Mr. Briones stated that Code Enforcement recommends the structure be declared unsafe and for the Commission to issue an order to demolish the structure.

(a) Public Hearing to Determine if Structure is Safe

Mr. McCoy opened the public hearing.

Nick Morris, owner of the property at 2301 Jecker, stated he inherited the property from his father-in-law. The gentleman who lived in the trailer passed away and he is the one who put the trailer there. Mr. Morris noted that when they inherited the property the trailer was already there. He stated that they do not have a title to the trailer. Mr. Madrid asked if the trailer had a HUD number on it. Mr. Morris asked where he would look for the number. Mr. Madrid stated it is located on the tongue of the trailer or sometimes on the back of the trailer or the electrical panel. He stated if you can get numbers off of it, you could call our office and we could check with the State. Allison Lacey stated that they needed to find out who owns it.

Allison Lacey stated if the manufactured home is abandoned and vacant on your property, you as a property owner can remove it. Mr. Madrid stated that staff tried to locate the owner. Mr. Mercer stated to Mr. Morris, with that knowledge would you be able to remove the mobile home. Mr. Morris stated he would have someone remove it. Mr. Mercer asked if he would pay the City to remove it. He stated it would depend on how much the City would charge him. He noted he has already gotten an estimate from one person.

There being no more comments, Mr. McCoy closed the public hearing.

(b) Consideration of Orders to Issue

Mr. Mercer made a motion that the structure was unsafe. Mr. Hinojosa seconded the motion. Motion carried.

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

Mr. McCoy stated the structure is automatic demolition.

D: ITEMS FROM BUILDING AND STANDARDS COMMISSION – None

E: ITEMS FROM STAFF – None.

F: ADJOURNMENT

There being no more comments, the meeting was adjourned at 5p.m.

Approved: \_\_\_\_\_  
Rawley McCoy, Chairman

Approved: \_\_\_\_\_  
Julie Fulgham, Director of Development Services